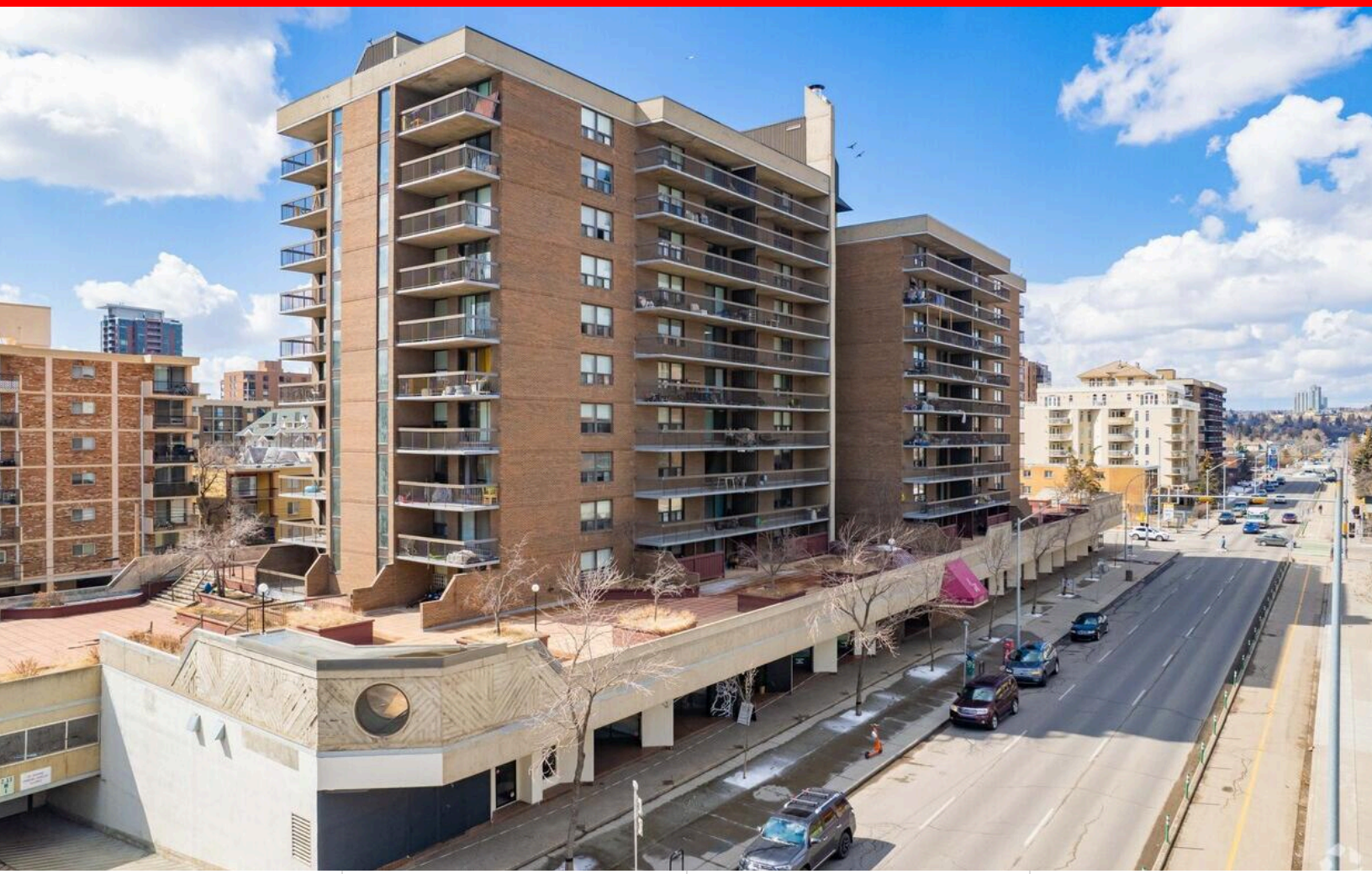
FOR LEASE

# Main Floor Retail Space

1251 – 12th Avenue SW, Calgary | Beltline



| 985 SF± | $29.00 | $12.00 | Immediate |
|---|---|---|---|
| MAIN FLOOR | LEASE RATE / SF | OP. COSTS / SF | AVAILABILITY |

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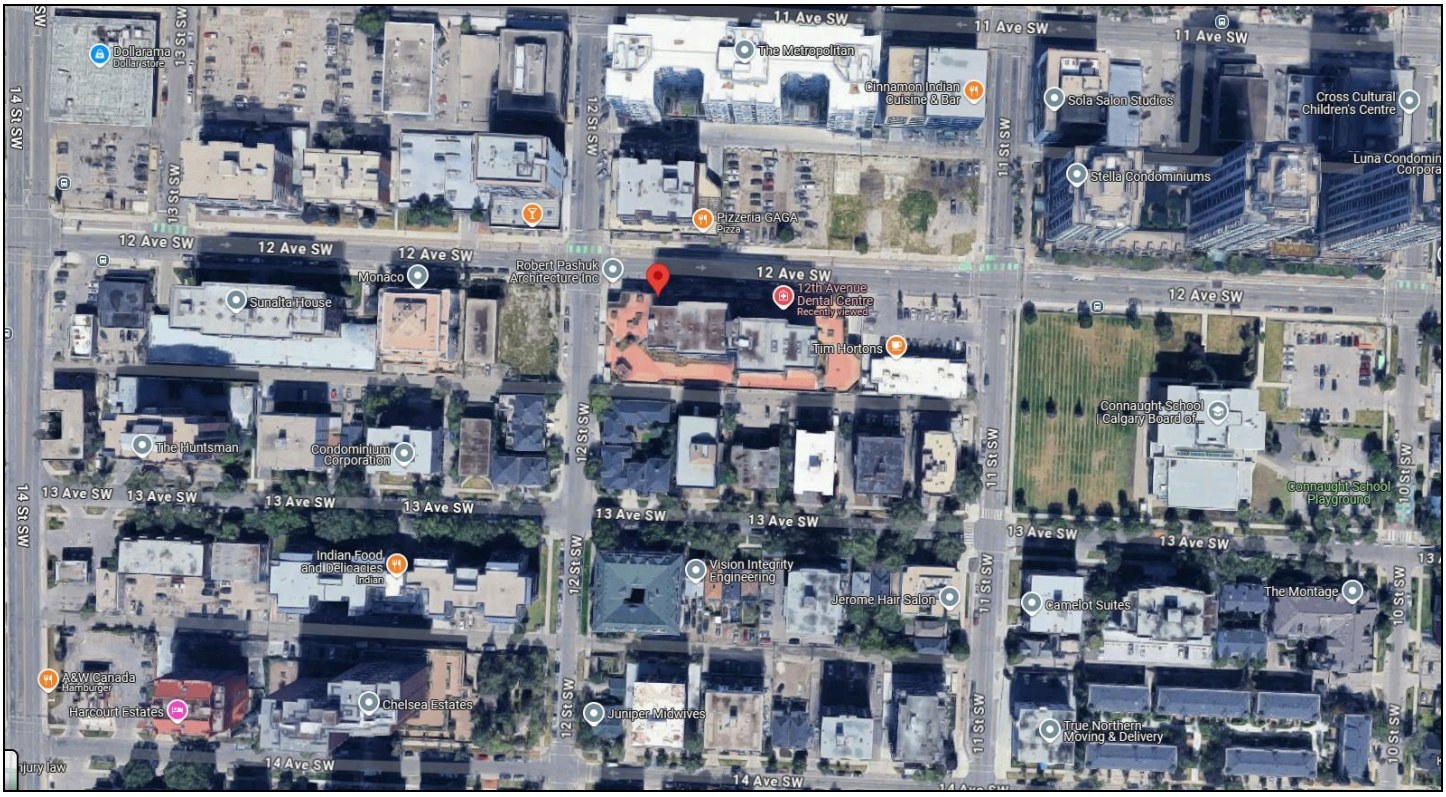
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FOR LEASE · MAIN FLOOR RETAIL

# 1251 – 12th Avenue SW

BELTLINE
CALGARY, ALBERTA




## LISTING INFORMATION

| | |
|---|---|
| **Zoning** | CC-MHX |
| **District** | Beltline |
| **Unit No.** | 1251 |
| **Size** | 985.27 ± Square Feet |
| **Lease Rate** | $29.00 / SF / Annum |
| **Op. Cost** | $12.00 / SF / Annum |
| **Term** | 3 to 5 years |
| **Availability** | Immediately |
| **Parking** | Parkade: $100.00 / Month / Stall<br>Street & Metered Parking Available |

## REMARKS

- This versatile main floor option in the heart of the Beltline is ideal for retail showroom, professional office, service retail, and more.
- Benefit from high visibility and a thriving community with easy access for customers via street-level entry and public transit.
- Enjoy high traffic, a central location, and easy access for your clientele.
- No cannabis or vape shops permitted.


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FOR LEASE · MAIN FLOOR RETAIL

# 1251 – 12th Avenue SW

BELTLINE
CALGARY, ALBERTA




STOREFRONT – 12TH AVENUE SW




OPEN AREA – STREET ENTRY



OPEN AREA / OFFICE

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# 1251 – 12th Avenue SW

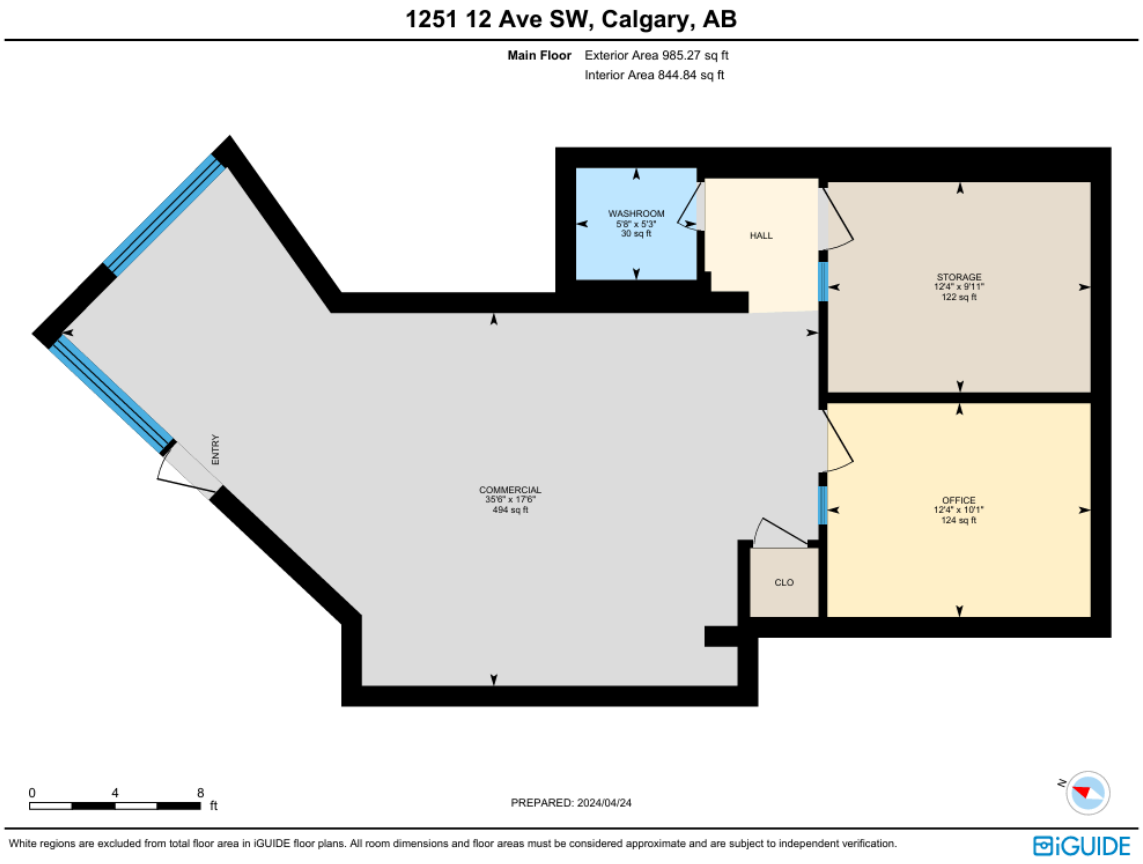
BELTLINE
CALGARY, ALBERTA


OFFICE (10’ X 12’)


STORAGE / COPY ROOM / OFFICE


WASHROOM

## FLOOR PLAN



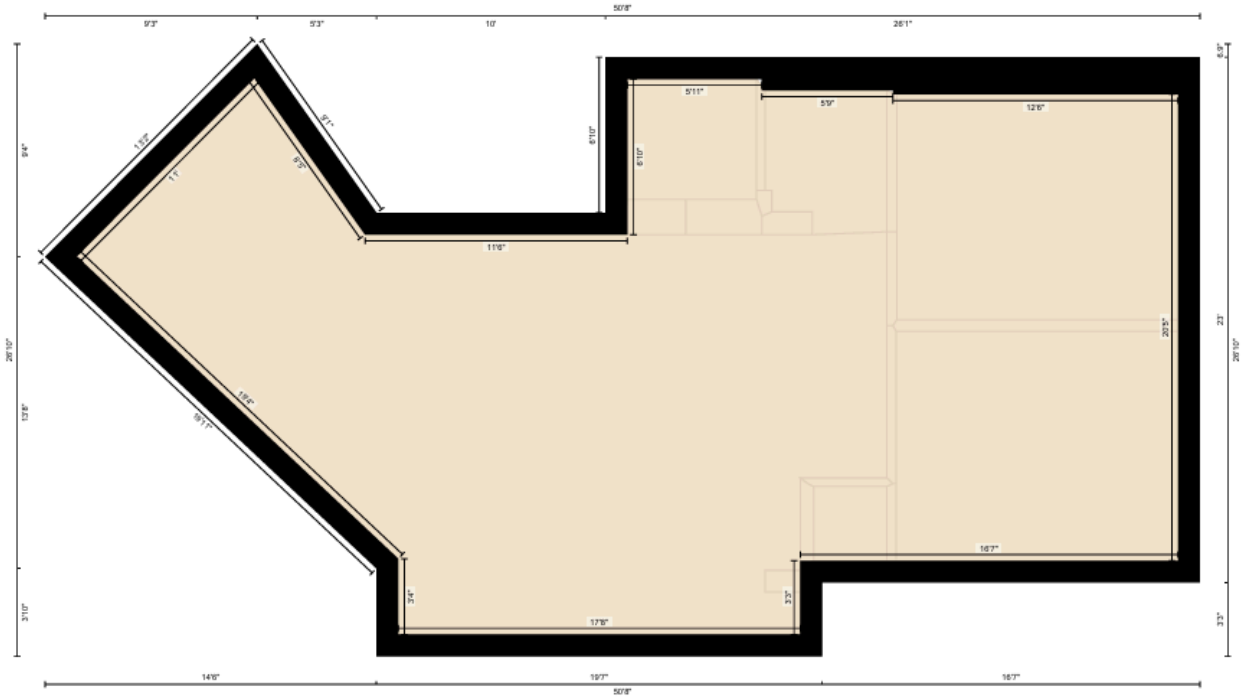

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## MEASUREMENT DIAGRAM

### 1251 12 Ave SW, Calgary, AB

Measurement Diagram for: Main Floor
Exterior Wall Thickness: 11.5 in



PREPARED: 2024/04/24

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

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