



# FOR SALE

396 - 11th Avenue SW  
Calgary, AB

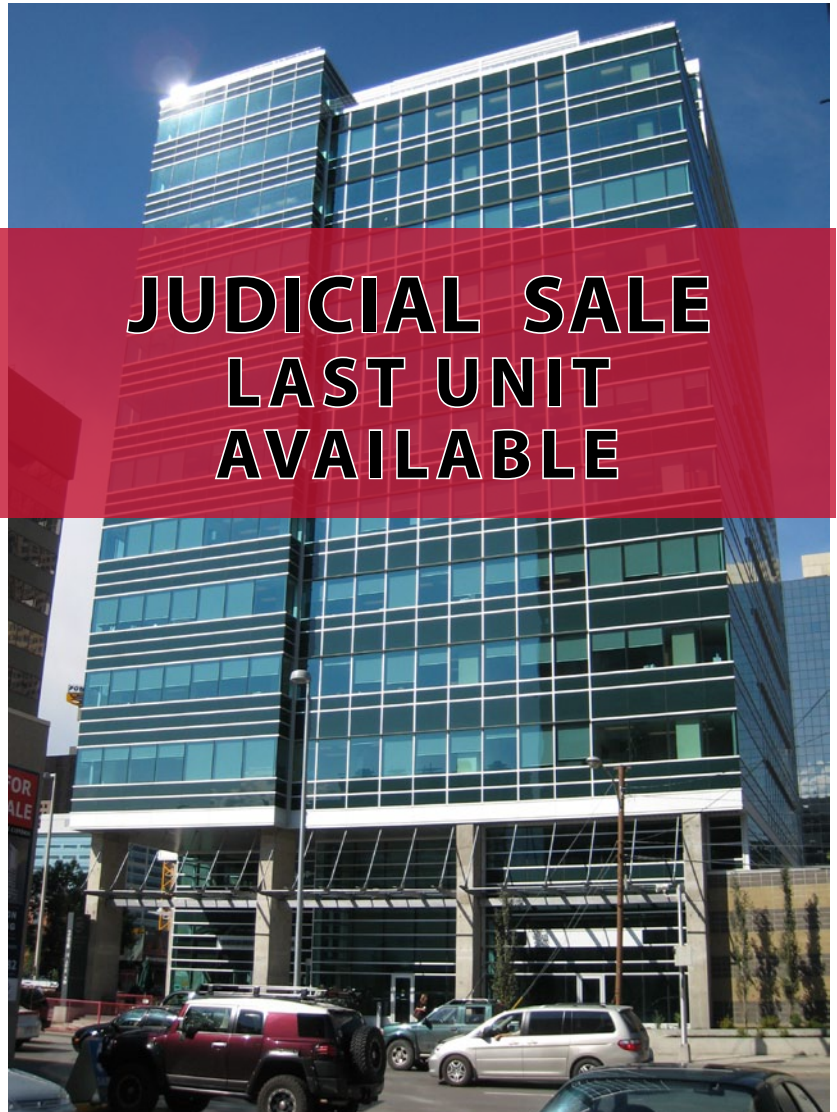
## 8th Floor Office Condominium

2,605 sq.ft. executive office space

New building with construction completed April of 2008

Lowest price per square foot currently available in the building

**\$850,000.00**



**JUDICIAL SALE  
LAST UNIT  
AVAILABLE**



For more information, please contact:

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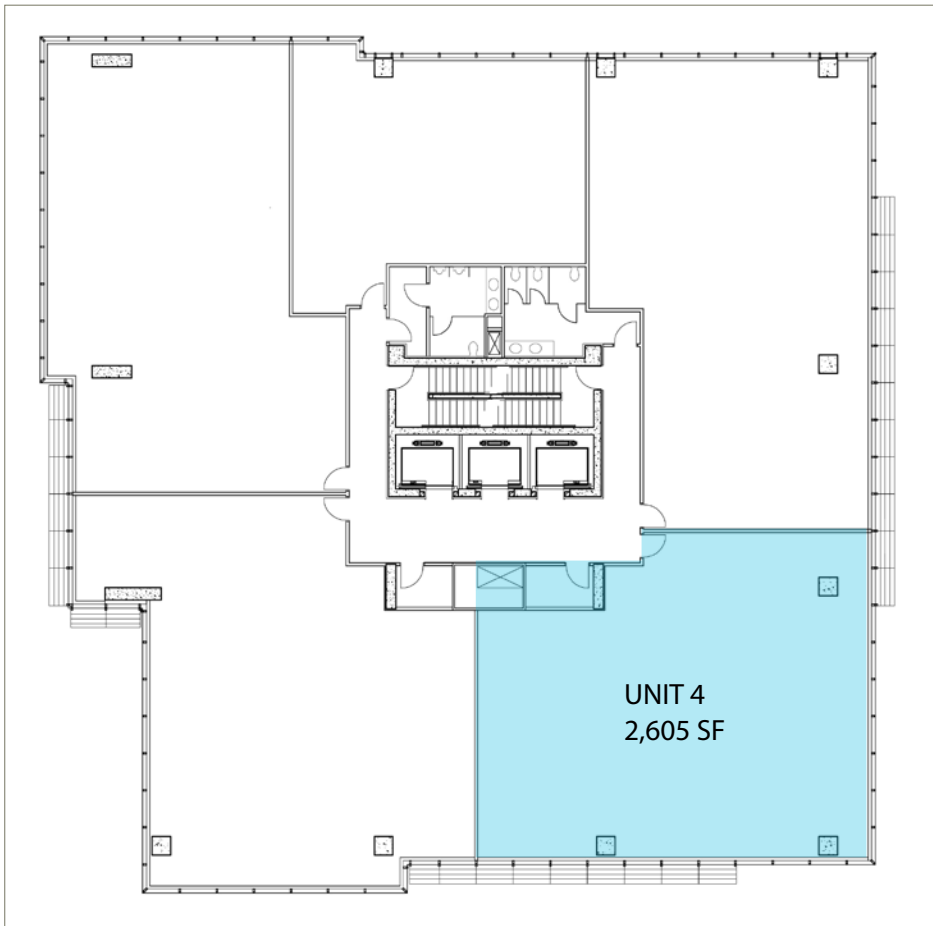
Intelligent  
Real Estate Solutions



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## Highlights

Prime Beltline location, 1/2 block from the +15 system

Starbucks on the main floor

Secure underground parkade

Mountain views

State of the art building with several LEED features:

- Green roof
- Low e-coated windows
- Bicycle storage
- Incorporated bus stop on 4th Street

## Particulars

**Address:** 8th Fl, 396 - 11th Avenue SW

**Saleable Area:** +/- 2,605 sf

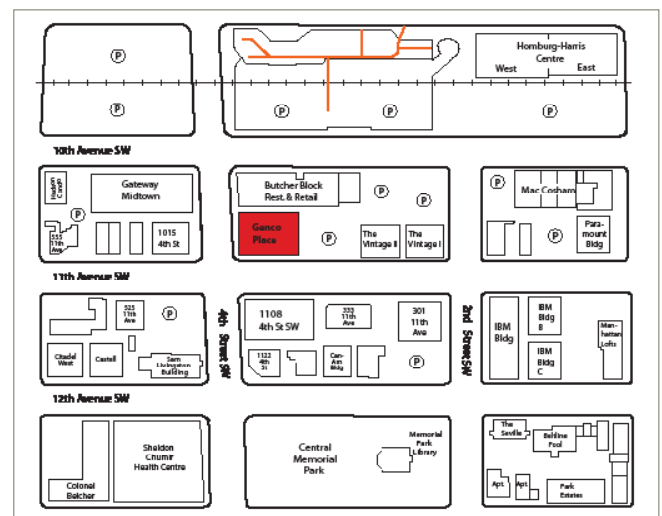
**Price:** **\$850,000**

**Financing:** Vendor will consider carrying financing

**Available:** Immediately

**Security:** 24/7 manned security

**Parking:** 1 underground titled stall



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Avison Young Real Estate Alberta Inc.

**AVISON YOUNG** Intelligent Real Estate Solutions

