

**FOR SALE**  
**VICTORIA PARK LAND**  
**602 - 12 Avenue SE**  
**Calgary, AB**

**Great  
Investment  
Opportunity**



**FOR SALE**  
**BUILDING & LAND**



### Highlights

- Corner lot with excellent visual exposure and on-site parking.
- Prime opportunity to invest and establish your business in the East Victoria Crossing future development area.
- Exposed brick raised bungalow has plenty of character and is ideal for anything from Pre/Post Game eating/drinking establishments to offices or retail.
- Only one block from the Saddledome and Stampede Grounds.
- Quick access to Macleod Trail.
- Close to LRT and bus service.

**FOR FURTHER INFORMATION, PLEASE CONTACT:**

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**NAI Commercial**

Commercial Real Estate Services, Worldwide.

# FOR SALE

## VICTORIA PARK LAND

### 602 - 12 Avenue SE

#### Calgary, AB

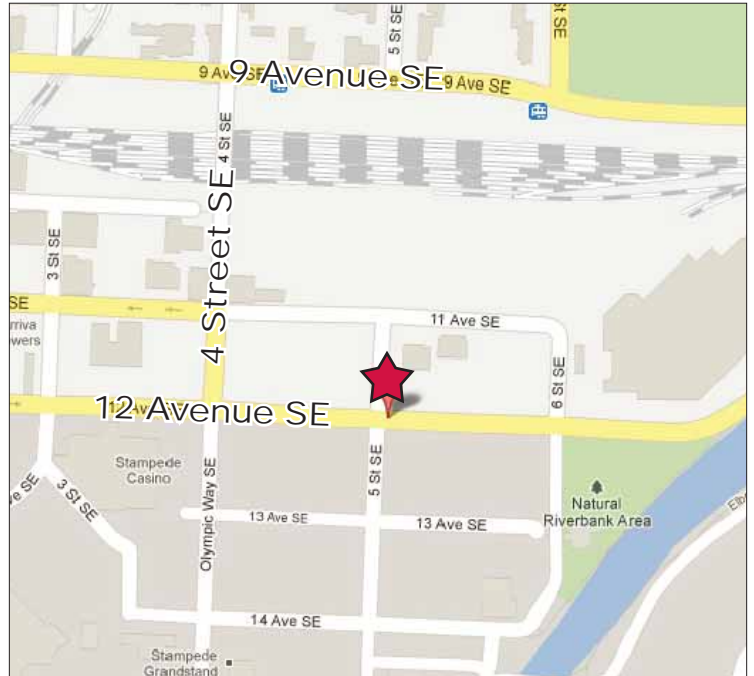
## Property Description

Civic Address:	602 - 12 Avenue SE
Legal Description:	Plan C, Block: 76, Lots:43 & 44
Zoning:	CC-X (Centre City Mixed Use)
District:	Victoria Park
Land Area:	6,991 sq. ft. (0.16 acres)
Building Size:	956 sq. ft.
Basement:	<u>956 sq. ft.</u>
Total:	1,912 sq. ft.
Garage:	676 sq. ft. (Detached)
Taxes:	\$3,684 (est. 2010)
Available:	Immediately
Price:	\$975,000

## Zoning Map



## Location Map



## Aerial



Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified by Purchaser prior to purchase.

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