

# \$11,300,000 - 409 10 Avenue Se, Calgary

MLS® #A2179339

**\$11,300,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Beltline, Calgary, Alberta

409 10th Ave is a 68,910 square foot, two storey office building located on a 0.90 acre site in the east side of Calgary's trendy Beltline District. The building is located in close proximity to the BMO Centre, downtown +15 network, LRT stations, and proposed River District revitalization which includes Scotia Place arena.

409 10th Ave features an impressive atrium style lobby, high exposed ceilings, a main floor loading dock, rooftop and second floor outdoor patio, as well as 77 heated underground parking stalls. Furthermore, 409 10th Ave has been designed to be able to add up to two additional floors to the East Wing, providing the opportunity for future expansion.

409 10th Ave is currently 42% leased to a strong covenant tenant and is a fantastic opportunity

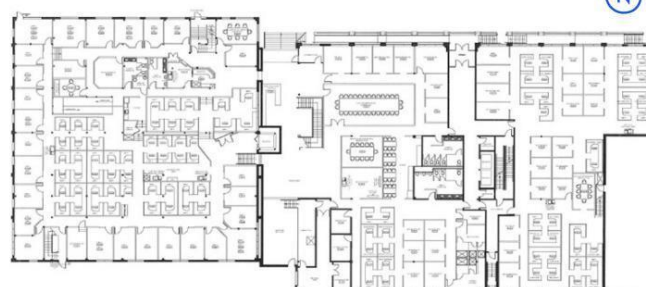
for an owner occupier looking to acquire a well performing, character office property in a high profile Beltline location, in a strengthening Calgary rental market. This is a unique opportunity

to participate in the future River District revitalization and Scotia Place arena opening which will bring additional vibrancy to the area.

Built in 2014



**Main Floor - 34,457 SF**



**Main Floor - West Wing**

**~15,287 square feet** (Includes 2,062 sf basement)  
*Sublease expires June 30, 2027*

- 27 Exterior offices
- 26 Workstations
- 3 Meeting rooms
- Kitchen
- Reception

**Main Floor - East Wing**

**~21,232 square feet**  
*Headlease*

- 11 Exterior offices
- 21 Interior offices
- 44 Workstations
- Large boardroom
- 2 Meeting rooms
- Kitchen
- Reception
- Common area/lobby
- Loading dock

## Essential Information

MLS® #	A2179339
Price	\$11,300,000
Bathrooms	0.00
Acres	0.00
Year Built	2014
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	409 10 Avenue Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0W3

## Additional Information

Date Listed	November 16th, 2024
Days on Market	274
Zoning	CC-X

## Listing Details

Listing Office	Honestdoor Inc.
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