

Snowdon Block

2010 - 11 Street SE
Calgary, AB



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**AVISON
YOUNG**



Particulars

Available:	Suite 300 - 4,203 sf Lower Level D - 2,225 sf
Year Built:	1911 / 1914 / 1952 / 2014
Net Rental Rate:	Suite 300 - Market Lower Level D - \$10.00 psf
Operating Costs:	\$14.51 psf (est. 2023)
Occupancy:	Immediately
Parking:	Reserved surface stalls @ \$100/stall/month Additional month to month stalls available in the vicinity

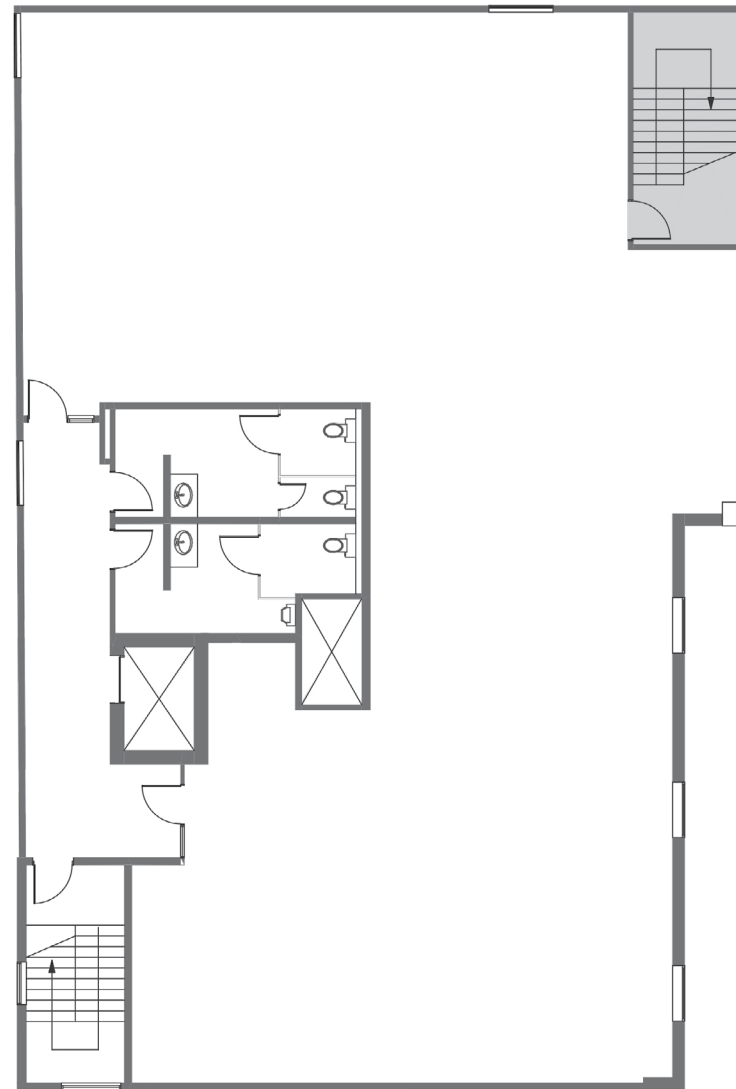
Highlights

- 'A' Class historical character building located in Ramsay, directly adjacent to the desirable neighbourhood of Inglewood
- Converted into character office space while preserving the heritage features of the building
- Minutes to the Downtown Core
- Close proximity to public transit
- Large windows allow for ample natural light throughout the building
- Many popular restaurants and coffee shops nearby, such as Red's Diner, Rouge, Spolumbo's, Rosso Coffee Roasters, and Starbucks
- Calgary Heritage Coffee Roasters and ESMÉ Beauty now open on the main floor

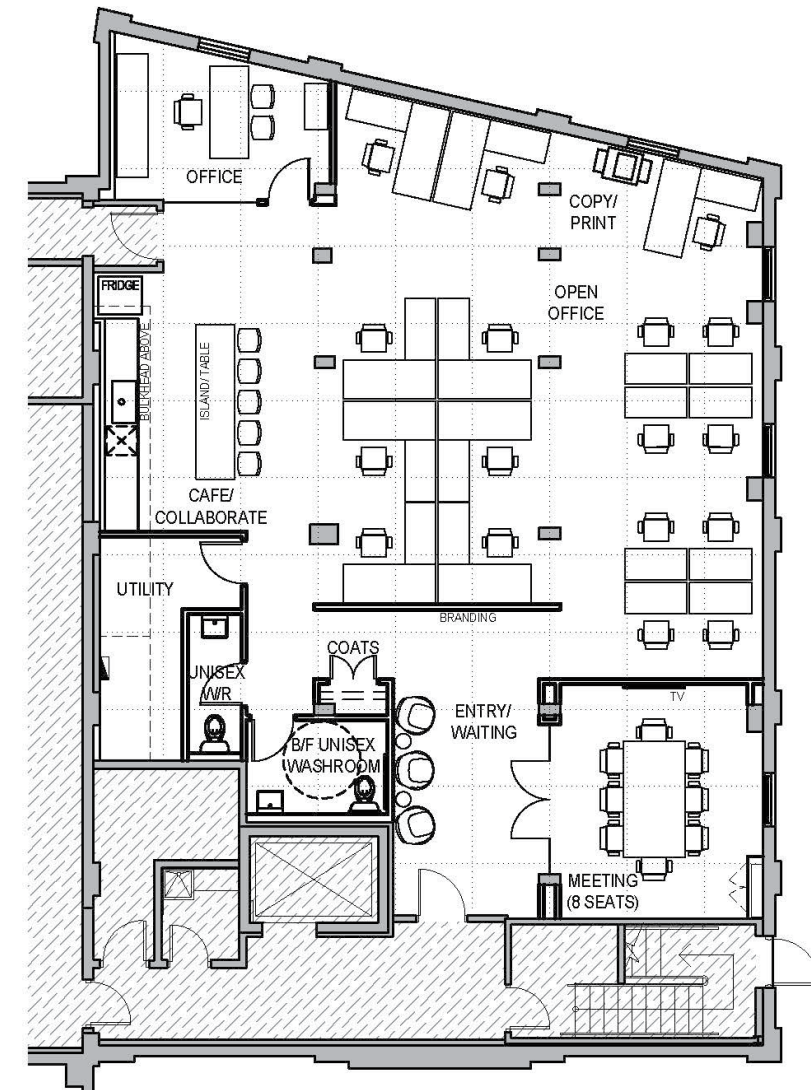
Gallery | Suite 300



Suite 300 4,203 sf



Lower Level D 2,225 sf



*Concept plan only; the space is currently in base-building condition.



Subject Property

Dining

- 1. Analog Coffee
- 2. Calgary Heritage Coffee Roasters (on-site)
- 3. Rosso Coffee Roasters
- 4. Red's Diner in Ramsay
- 5. Cold Garden Beverage Co.
- 6. Cafe Gravity
- 7. Tuk Tuk Thai
- 8. The Hose and Hound Neighbourhood Pub

Coffee Shop/ Eaterie

- 9. Ari Sushi
- 10. Rouge
- 11. Inglewood Drive-In
- 12. Spolumbo's Fine Food & Deli
- 13. Canela Vegan Bakery & Cafe
- 14. The Dirty Duck

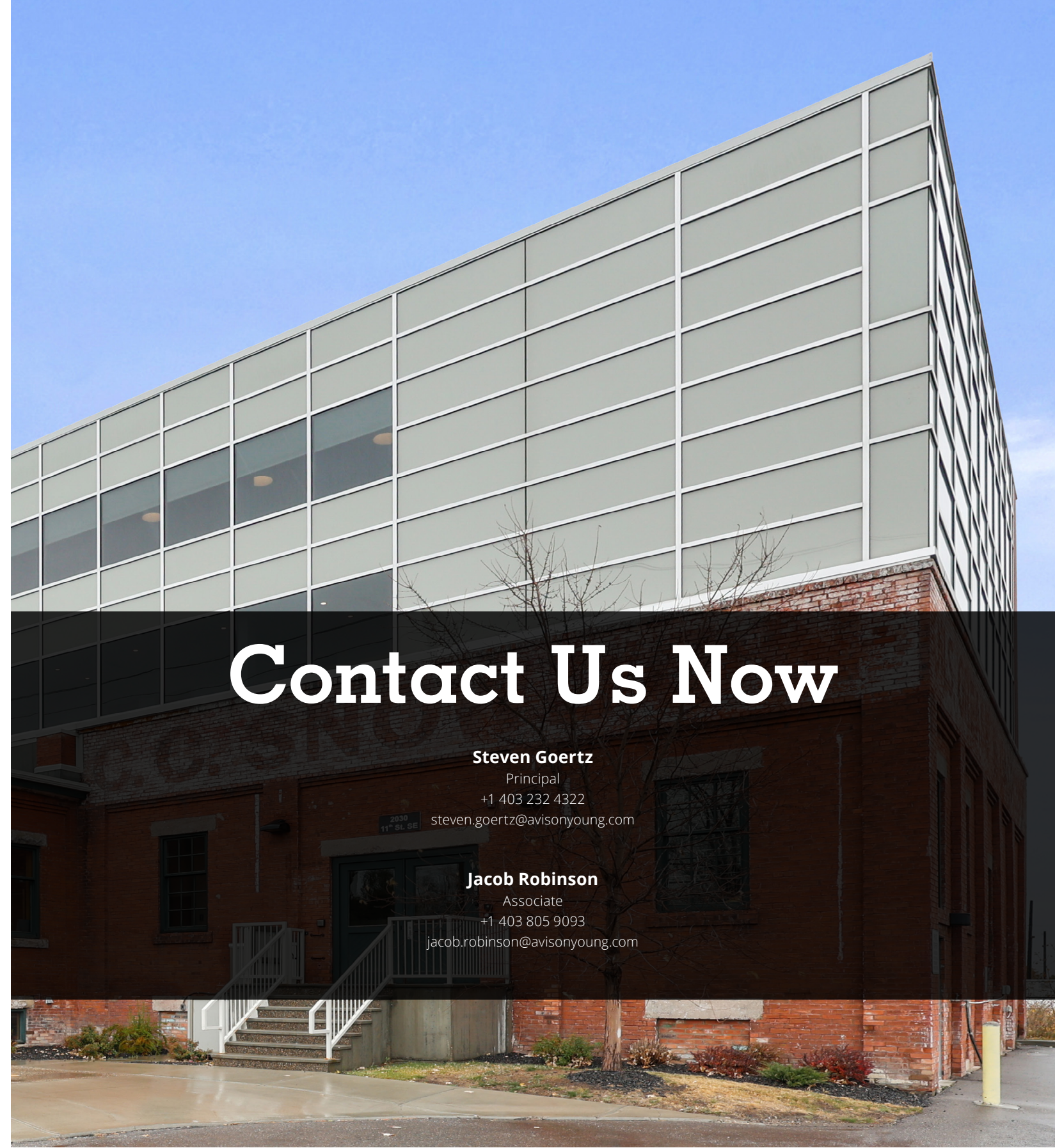
Public Transit

Serviced by Bus Routes: 24, 302
Nearby Greenline LRT location proposed

Quick access to walking/bike trails

Services

ESMÉ Beauty (on-site)
ZYN Wine Market
Crossroads Market
7-11
Reebok CrossFit Ramsay



Contact Us Now

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