

# FREE-STANDING BUILDING FOR SALE

611 Acadia Drive SE  
Calgary



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Built in 2011 with details such as underground parking, this property showcases the durability and longevity of the asset which were high priorities in its initial design.

The property being occupied by the Owner further confirms the care it has received over the years. The interior finishes are second to none, with design elements that were intended to cater to the nature and the clientele of a high-end spa.



## PROPERTY INFORMATION

MUNICIPAL ADDRESS: 611 Acadia Drive SE, Calgary

LEGAL DESCRIPTION: Plan 3004JK; Block 27; Lot 23

LAND USE: C-N2 Commercial - Neighbourhood 2

BUILDING AREA: 6,992 sq. ft.

SITE AREA: 19,771 sq. ft. (0.454 acres)

YEAR BUILT: 2011

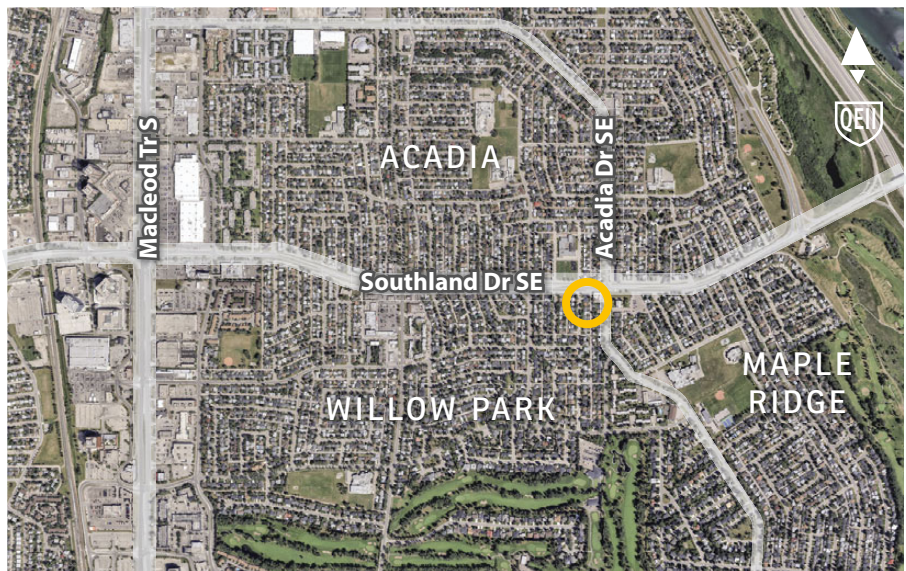
### PARKING:

- » 18 underground,
- » 10 surface,
- » 1 loading stall

## FINANCIAL INFORMATION

2023 TAXES: \$75,495.82


ASKING PRICE: Contact brokers




### Area Demographics

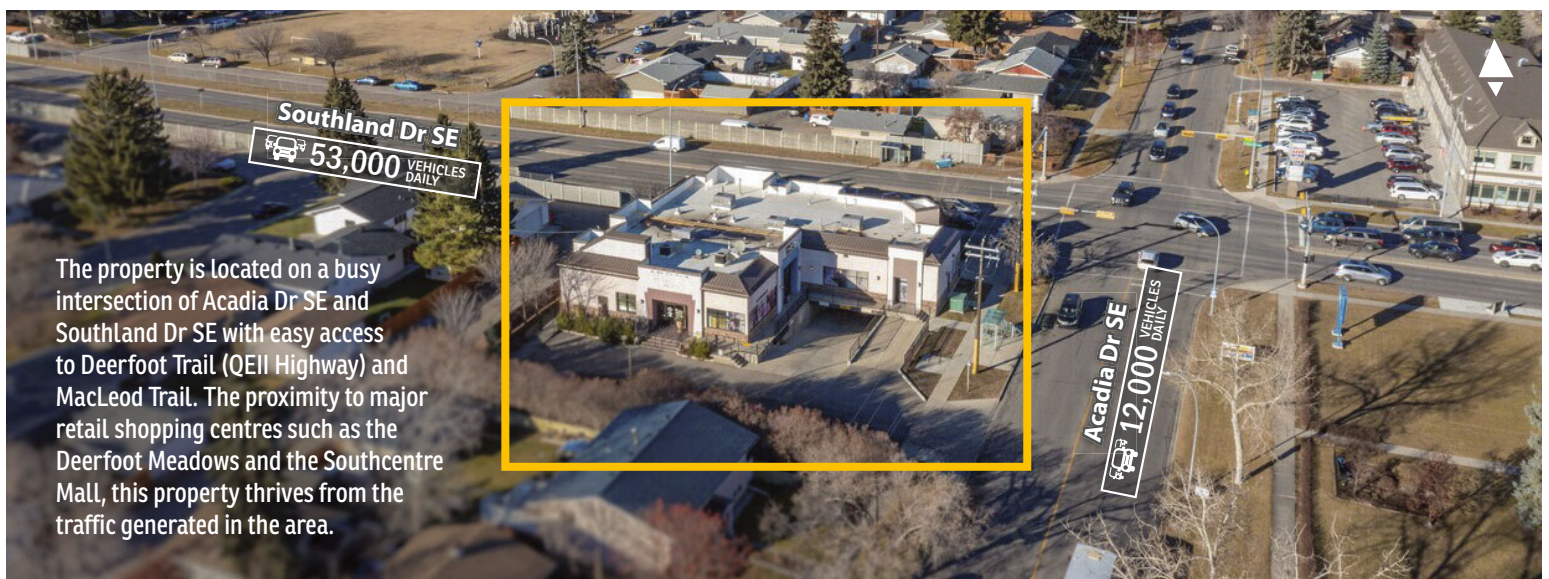
Acadia + Willow Park + Maple Ridge

  
Population  
19,276

  
Median Age  
43.9

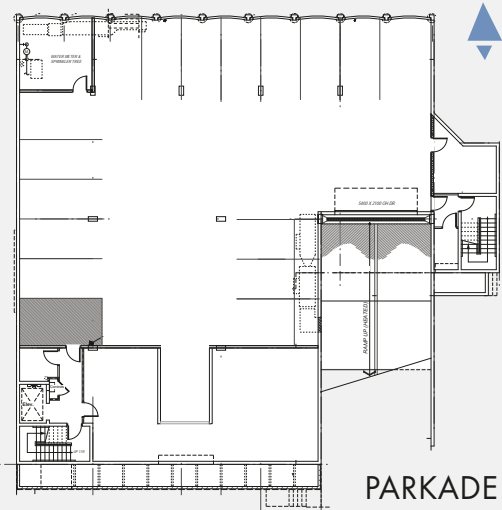
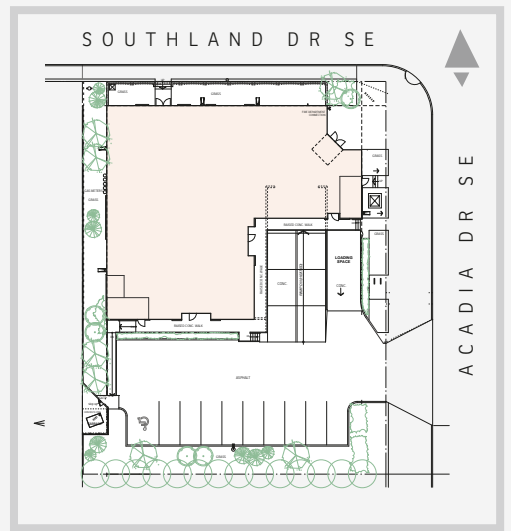
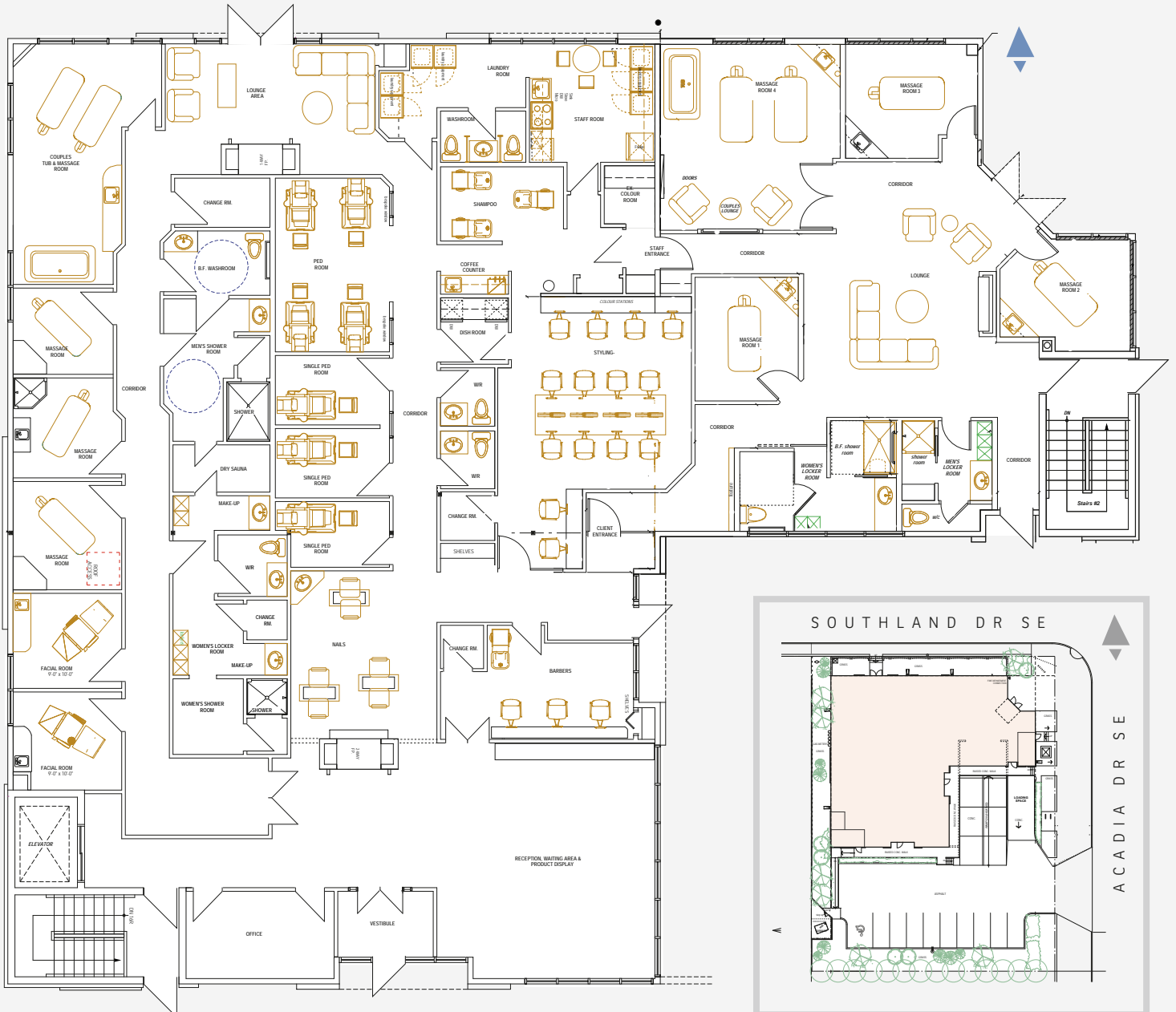
  
Households  
8,219

 Average Household Income  
\$120,605



The property is located on a busy intersection of Acadia Dr SE and Southland Dr SE with easy access to Deerfoot Trail (QEII Highway) and MacLeod Trail. The proximity to major retail shopping centres such as the Deerfoot Meadows and the Southcentre Mall, this property thrives from the traffic generated in the area.









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