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## 510, 634 6 AVENUE SW FOR SALE



Commercial Real Estate > Commercial Property for Sale


**Location**  
Calgary, Alberta



**Listing ID:**  
18339

**MLS ID:**  
A1063136

**\$927,900**



 **YAN GONG**  
 (403) 287-3880

 RE/MAX HOUSE OF REAL ESTATE  
 403-287-3880

 510, 634 6 Avenue SW, Calgary , Alberta T2P 0S4

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1313
<b>Year Built</b> 2013	<b>Lot Size (Acres)</b> 0.00	<b>Zoning</b> CR20-C20/R20
<b>Subdivision</b> Downtown Commercial Core	<b>Building Type</b> Office Building,Retail	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 1610979
<b>Building Area (Sq. Ft.)</b> 2936.00	<b>Building Area (Sq. M.)</b> 272.76	<b>Construction Type</b> Concrete
<b>Electric</b> Certified Volts/Amps	<b>Cooling</b> Central Air	<b>Commercial Amenities</b> Boardroom,Daycare,Dock Loading,Elevator Passenger,Exercise Room,Kitchen,Lunchroom,Storage
<b>Restrictions</b> Condo/Strata Approval	<b>Reports</b> Building Plans,Condo/Strata Bylaws,Financial Statements,Floor Plans	<b>Heating</b> Fan Coil,Forced Air,Natural Gas

A very unique opportunity to own this fairly new office property at the BEST location in Downtown core area of Calgary. One block from C-Train station. Each unit is individually titled. There's a fitness facility in the building. Close proximity to the Courts Centre and all major towers in Downtown. Connected directly to the convenient, secure Plus 15 pedestrian skyway system with 83 bridges and 14 km of walkways. Current floor plan attached for each finished units: 7offices + board room + kitchen + reception and storage area. Act NOW and plan for next boom!

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