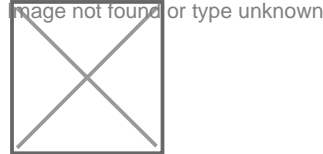


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

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