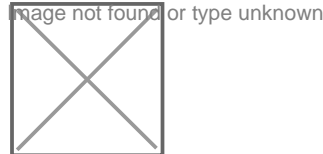


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 500, 900 6 AVENUE SW FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
19705

**MLS ID:**  
A1122334

**\$929,000**



 **BRUCE MILLER**  
 (403) 294-1500

 **CIR REALTY**  
 403-294-1500

 500, 900 6 Avenue SW, Calgary , Alberta T2P 3K2

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1160
<b>Year Built</b> 1980	<b>Zoning</b> CR20-C20/R20	<b>Subdivision</b> Downtown West End
<b>Building Type</b> Office Building	<b>Structure Type</b> High Rise (5 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> 8011160	<b>Building Area (Sq. Ft.)</b> 5612.00
<b>Building Area (Sq. M.)</b> 521.37	<b>Construction Type</b> Brick,Concrete	<b>Commercial Amenities</b> Boardroom,Elevator Passenger,Kitchen,Lunchroom
<b>Access to Property</b> Direct Access,Major Shopping Nearby,Public Transportation Nearby	<b>Inclusions</b> 2 Fridges, Window Coverings, Office Furniture	<b>Restrictions</b> Call Lister
<b>Reports</b> None		

Total 5th Floor In Edinburgh Place – Great Possibilities! – Location is So Important to Business and Its People. So advantageous, it's situated on the corner of 8th St & 6 Ave SW in the DT 's preferable west-end. Forget about cars & parking, the C-Train is a mere block away. The 5th floor encompasses approx. 5,600sqft. Served by two elevators, access is easy. The current layout incl. 14 offices, 2 meeting rooms [one with kitchenette], staff room with kitchen & storage. Having 2 entrances/reception areas supports division of operations if desired. Ample windows provide natural light & views. Two washrooms. Numerous eateries in area. Enjoy Century Gardens Pk. Steps to the Level 15 network & shopping. Stroll the Bow River pathway. Hop across the river to delightful Kensington. As the city moves forward, opportunity is knocking for this low priced, big sqft full floor condo.

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