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## 636 45 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Calgary, Alberta



**Listing ID:**  
25615


**MLS ID:**  
A2138792

**\$5,850,000**



 **BENNETT EDWARDSON**  
 (403) 973-0238

 Manchester Properties Inc.  
 403-212-5375

 636 45 Street SW, Calgary , Alberta T3C 2G2

|  |  |                                 |
|--|--|---------------------------------|
| <b>Transaction Type</b><br>For Sale        | <b>Days On Market</b><br>84              | <b>Zoning</b><br>C-N2           |
| <b>Subdivision</b><br>Wildwood             | <b>Year Built</b><br>2010                | <b>Structure Type</b><br>Office |
| <b>Property Type</b><br>Commercial         | <b>Property Sub Type</b><br>Office       | <b>Legal Plan</b><br>6563HU     |
| <b>Building Area (Sq. Ft.)</b><br>12408.00 | <b>Building Area (Sq. M.)</b><br>1152.73 | <b>Inclusions</b><br>N/A        |
| <b>Restrictions</b><br>None Known          | <b>Reports</b><br>Call Lister            |                                 |

Investment opportunity! Medical Building For Sale! Incredible opportunity to purchase an attractive, fully tenanted medical building with direct exposure to Bow Trail SW on a high visibility intersection. 12,500 Sq. Ft. (+/-) building on 12,985 Sq. Ft. (+/-) site located in the Calgary community of Wildwood. The building has underground parking with 22 underground stalls and 7 surface parking stalls. There are 3 quality tenants generating good income at the property. Recent building improvements: new membrane in underground parking stalls, boiler replacement, new HVAC, LED Lighting systems and ARC flash study.

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