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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

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