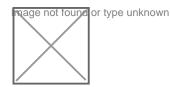


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636 45 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

25615

MLS ID: A2138792

\$5,850,000



- **BENNETT EDWARDSON**
- **2** (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

Year Built

Office

Structure Type

Wildwood

2010

Office

Property Type Commercial **Property Sub Type**

Legal Plan 6563HU

Building Area (Sq. Ft.)

Building Area (Sq. M.)

12408.00

1152.73

Inclusions N/A

RestrictionsNone 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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