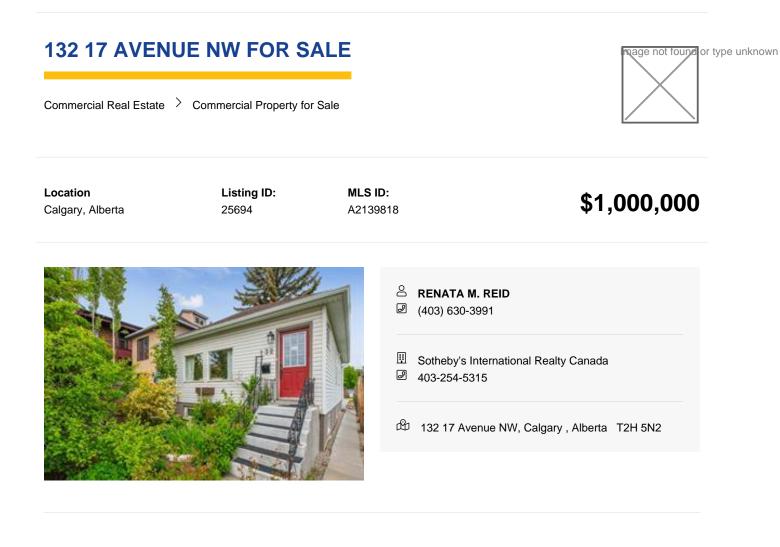


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Transaction Type For Sale

Zoning DC (pre 1P2007)

Year Built 1925

Property Sub Type Office

Building Area (Sq. Ft.) 839.59

Lot Size (Acres) 0.07

Foundation Poured Concrete

Lot Features Back Lane,Near Shopping Center,Landscaped,Level,Street Lighting,Near Public Transit,Treed

Inclusions Bar fridge, mini fridge, microwave, storage box. Title Fee Simple

Subdivision Tuxedo Park

Structure Type Office

Legal Plan 2129O

Building Area (Sq. M.) 78.00

Construction Type Aluminum Siding ,Wood Frame

Cooling None

Commercial Amenities Parking-Extra

Restrictions None Known Days On Market

Building Type Free-Standing

Property Type Commercial

**Office (Sq. Ft.)** 1449.0000

Lot Size (Sq. Ft.) 3121

Roof Asphalt Shingle

Heating Forced Air,Natural Gas

Access to Property Back Alley Access,Direct Access,Paved Road,Public Transportation Nearby

Reports Floor Plans,Other Documents,Title

Attention Business Owners! This is an opportunity to purchase your own office building. This thoughtfully designed work space offers a welcoming waiting area, five private offices, a meeting room, two kitchenettes and two washrooms. Step inside to hardwood floors and other character details of this 1925 bungalow. Recent upgrades include a newly renovated lower level (2023) with new furnace (2022) and hot water tank (2022). Outside, the 25' x 125' property has perennial gardens at the front, while the rear features an outdoor patio and four dedicated parking spaces onsite. Whether you envision it as a headquarters for a small enterprise or prefer to lease out individual office spaces, this versatile property will cater to various business needs. Strategically situated near the heart of the city, accessibility is a breeze, whether by car, foot, or public transit, with the forthcoming Green Line transit stop a mere block away. Nearby conveniences include the North Hill Shopping Centre, Southern Alberta Institute of Technology, and the bustling array of shops and services along Centre Street and 16th Avenue. This sunlit building offers the perfect work environment and a great investment opportunity. Contact me today to schedule a private viewing.

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