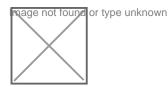


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **510, 634 6 AVENUE SW FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

27453 A1063136

MLS ID:

\$927,900



**△** YAN GONG

**(403) 816-6886** 

□ RE/MAX HOUSE OF REAL ESTATE

**403-287-3880** 

510, 634 6 Avenue SW, Calgary , Alberta T2P 0S4

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

1545

Zoning

CR20-C20/R20

Subdivision

**Downtown Commercial Core** 

**Building Type** 

Office Building, Retail

Year Built

2013

Structure Type

Office

**Property Type** Commercial

**Property Sub Type** 

Office

Legal Plan

1610979

Building Area (Sq. Ft.)

2936.00

Building Area (Sq. M.)

272.76

**Construction Type** 

Concrete

**Electric** 

Certified Volts/Amps

Cooling Central Air Heating

Fan Coil, Forced Air, Natural Gas

**Commercial Amenities** 

Boardroom, Daycare, Dock

Loading, Elevator Passenger, Exercise Room, Kitchen, Lunchroom, Storage

Reports

Restrictions

Condo/Strata Approval

Building Plans, Condo/Strata

**Plans** 

Bylaws, Financial Statements, Floor

A very unique opportunity to own this fairly new office property at the BEST location in Downtown core area of Calgary. One block from C-Train station. Each unit is individually titled. There's a fitness facility in the building. Close proximity to the Courts Centre and all major towers in Downtown. Connected directly to the convenient, secure Plus 15 pedestrian skyway system with 83 bridges and 14 km of walkways. Current floor plan attached for each finished units: 7offices + board room + kitchen + reception and storage area. Act NOW and plan for next boom!

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