

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

**MLS ID:**  
A1063136

**\$927,900**



 **YAN GONG**  
 (403) 287-3880

 RE/MAX HOUSE OF REAL ESTATE  
 403-287-3880

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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1467
<b>Zoning</b> CR20-C20/R20	<b>Subdivision</b> Downtown Commercial Core	<b>Building Type</b> Office Building,Retail
<b>Year Built</b> 2013	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> 1610979	<b>Building Area (Sq. Ft.)</b> 2936.00
<b>Building Area (Sq. M.)</b> 272.76	<b>Construction Type</b> Concrete	<b>Electric</b> Certified Volts/Amps
<b>Cooling</b> Central Air	<b>Heating</b> Fan Coil,Forced Air,Natural Gas	<b>Commercial Amenities</b> Boardroom,Daycare,Dock Loading,Elevator Passenger,Exercise Room,Kitchen,Lunchroom,Storage
<b>Restrictions</b> Condo/Strata Approval	<b>Reports</b> Building Plans,Condo/Strata Bylaws,Financial Statements,Floor Plans	

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!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.