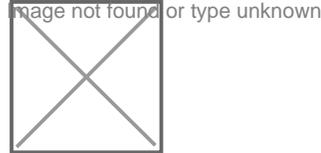


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 500, 900 6 AVENUE SW FOR SALE



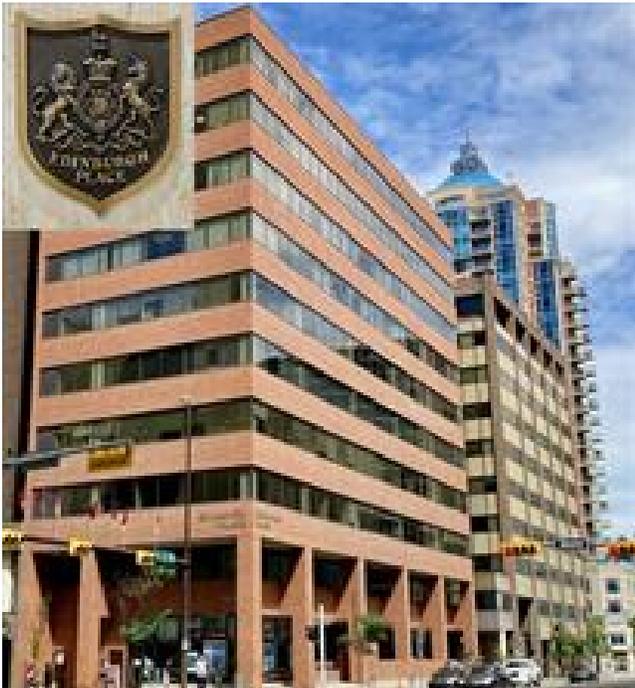
Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
27458

**MLS ID:**  
A1122334

**\$798,000**



 **BRUCE MILLER**  
 (403) 667-1441

 **CIR REALTY**  
 403-294-1500

 500, 900 6 Avenue SW, Calgary , Alberta T2P 3K2

|  |   |  |
|--|---|--|
| <b>Transaction Type</b><br>For Sale  | <b>Title</b><br>Fee Simple  | <b>Days On Market</b><br>1775  |
| <b>Zoning</b><br>CR20-C20/R20  | <b>Subdivision</b><br>Downtown West End                               | <b>Building Type</b><br>Office Building  |
| <b>Year Built</b><br>1980  | <b>Structure Type</b><br>High Rise (5 stories)                        | <b>Property Type</b><br>Commercial   |
| <b>Property Sub Type</b><br>Office   | <b>Legal Plan</b><br>8011160  | <b>Building Area (Sq. Ft.)</b><br>5612.00  |
| <b>Building Area (Sq. M.)</b><br>521.37  | <b>Construction Type</b><br>Brick,Concrete                            | <b>Commercial Amenities</b><br>Boardroom,Elevator<br>Passenger,Kitchen,Lunchroom |
| <b>Access to Property</b><br>Direct Access,Major Shopping<br>Nearby,Public Transportation Nearby | <b>Inclusions</b><br>2 Fridges, Window Coverings, Office<br>Furniture | <b>Restrictions</b><br>Call Lister   |
| <b>Reports</b><br>None   |   |  |

Full Floor of Professional Office Space In Edinburgh Place. This favorably located 5th floor space is situated on the corner 8 St & 6 Ave SW in the preferable west-end of DT. Forget about cars & parking; the C-Train is a mere block away. With a thoughtful, yet versatile build-out, there's potential to accommodate various office needs. Great possibilities - business, IT, legal, fiscal, teaching, consulting, and so forth. The 5th floor encompasses approx. 5,600sqft. Served by two upgraded elevators, access is easy. The current layout incl. 14 offices, 2 meeting rooms [one with kitchenette], staff room with kitchen & storage. Having 2 entrances/reception areas supports division of operations if desired. Ample windows provide natural light & views. Two washrooms. Various office furniture can be included. Numerous eateries in area. Enjoy Century Gardens Pk. Steps to the Level 15 network, courts center & DT U of C. Stroll the Bow River pathway. Hop across the river to delightful Kensington. Looking for DT but not in the canyon? Then opportunity is knocking for this value added west-end full floor condo.

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