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200, 2107 SIROCCO DRIVE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
30279


MLS ID:
A2214261

\$1,900,000



 **BENNETT EDWARDSON**
 (403) 973-0238

 Manchester Properties Inc.
 403-212-5375

 200, 2107 Sirocco Drive SW, Calgary , Alberta T3H 5P1

Transaction Type For Sale	Days On Market 71	Zoning C-N2
Subdivision Signal Hill	Building Type Condo Complex	Year Built 2006
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan 0710611	Building Area (Sq. Ft.) 4036.00	Building Area (Sq. M.) 374.95
Inclusions N/A	Restrictions Call Lister,Condo/Strata Approval	Reports Call Lister,Condo/Strata Bylaws,Floor Plans

This 4,037 Sq. Ft. upper level executive office has been beautifully finished and currently suites a professional office setting. This includes an extra large executive office with a meeting area, fireplace and a secondary office for an executive assistant. There are 5 more private offices, a large reception area, boardroom, a kitchenette with a break room and lunch room, 2 bathrooms, and a dedicated file room. The office has in floor heating and air conditioning and was thoughtfully designed to make the professionals comfortable with many windows for natural light, pleasant views, high ceilings and extra wide halls. This office condo is a rare offering in the SW suburban neighborhood of Signal Hill. The Purchaser has the option to also purchase Unit 3, 2107 Sirocco Drive SW - a garage/storage condo and is available for purchase only with Unit 2, 2107 and will not be sold on its own. Unit 3 has a man door that provides direct access to the foyer so the owner and staff can drive to work, park in this 1,206 Sq. Ft. garage condo and walk into the office without having to step outside – excellent for the cold Calgary winters. Vehicle will stay warm with the under slab heating and back up unit heater. There is an oversized 14' W x 16' H overhead door providing drive in access at the front. There is also a second 8' H x 8' W overhead at the rear. A bonus mezzanine of approximately 300 sq. ft. provides an excellent space for additional storage.

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