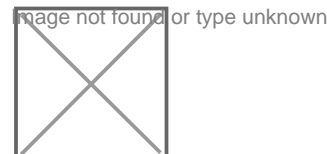


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## PROFESSIONAL SERVICE,PROFESSIONAL/OFFICE FOR SALE



Businesses and Franchises for Sale > Business for Sale

**Location**

Calgary, Alberta

**Listing ID:**


30419



**MLS ID:**


A2217543

**\$7,880,000**



 **JULIA YAN**  
 (403) 700-5676

 Grand Realty  
 403-460-3888

 4620-4624 16 Avenue NW, Calgary , Alberta T3B 0M8

**Transaction Type**

For Sale

**Days On Market**

58

**Business Type**

Professional Service,Professional/Office

**Zoning**

C-COR2

**Subdivision**

Montgomery

**Year Built**

2018

**Structure Type**

Office

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

1712292

**Building Area (Sq. Ft.)**

12314.00

**Building Area (Sq. M.)**

1144.00

**Lot Size (Sq. Ft.)**

11991

**Lot Size (Acres)**

0.28

**Roof**

Flat

**Foundation**

Poured Concrete

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Floor Plans

The most luxurious, custom designed medical/professional office building featuring pristine attention to detail with top end finishes. Facing Trans Canada Highway with excellent 16 Avenue NW exposure to high traffic volume. C-COR2 Commercial Corridor 2 offers mixed use development with varied heights. Main floor offers 6,225 sq.ft of office office, 2nd floor offers 6,089 sq.ft including staircases while the basement parkade offers 9,377 sq.ft of underground heated parking consisting of 23 stalls plus 2 other surface parking stalls. This building is fully owner occupied. The seller is open to a leaseback of the main floor depending on buyer's preference. Please refer to attached Brochure in Supplement. Thank you.

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