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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
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 **JULIA YAN**
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 Grand Realty
 403-460-3888


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

Transaction Type For Sale	Days On Market 320	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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