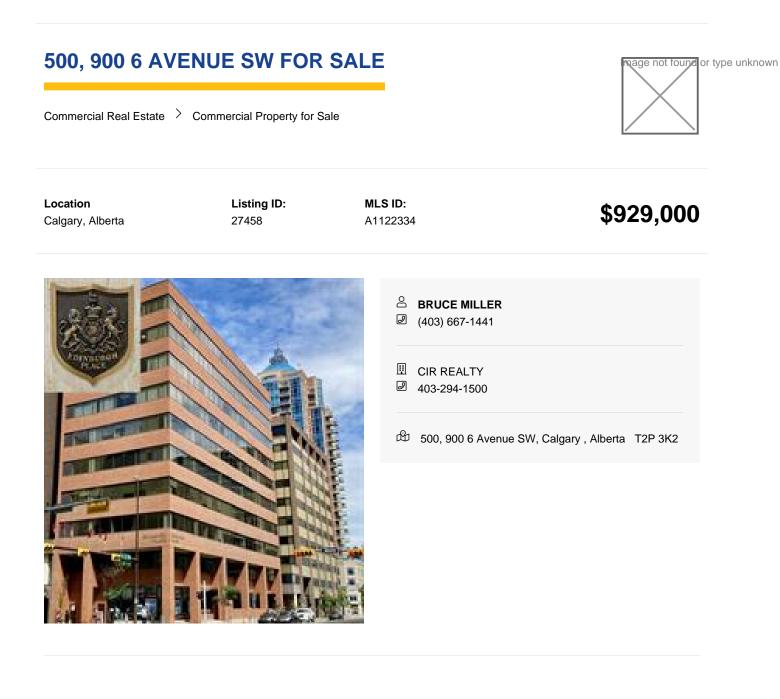


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Transaction Type For Sale

Zoning CR20-C20/R20

Year Built 1980

Property Sub Type
Office

Building Area (Sq. M.) 521.37

Access to Property Direct Access,Major Shopping Nearby,Public Transportation Nearby

Reports None Title Fee Simple

Subdivision Downtown West End

Structure Type High Rise (5 stories)

Legal Plan 8011160

Construction Type Brick,Concrete

Inclusions 2 Fridges, Window Coverings, Office Furniture Days On Market 1530

Building Type Office Building

Property Type Commercial

Building Area (Sq. Ft.) 5612.00

Commercial Amenities Boardroom,Elevator Passenger,Kitchen,Lunchroom

Restrictions Call Lister

Total 5th Floor In Edinburgh Place – Great Possibilities! – Location is So Important to Business and Its People. So advantageous, it's situated on the corner of 8th St & 6 Ave SW in the DT 's preferable west-end. Forget about cars & parking, the C-Train is a mere block away. The 5th floor encompasses approx. 5,600sqft. Served by two 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. Numerous eateries in area. Enjoy Century Gardens Pk. Steps to the Level 15 network & shopping. Stroll the Bow River pathway. Hop across the river to delightful Kensington. As the city moves forward, opportunity is knocking for this low priced, big sqft full floor condo.

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