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500, 900 6 AVENUE SW FOR SALE

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Commercial Real Estate > Commercial Property for Sale

Location

Calgary, Alberta

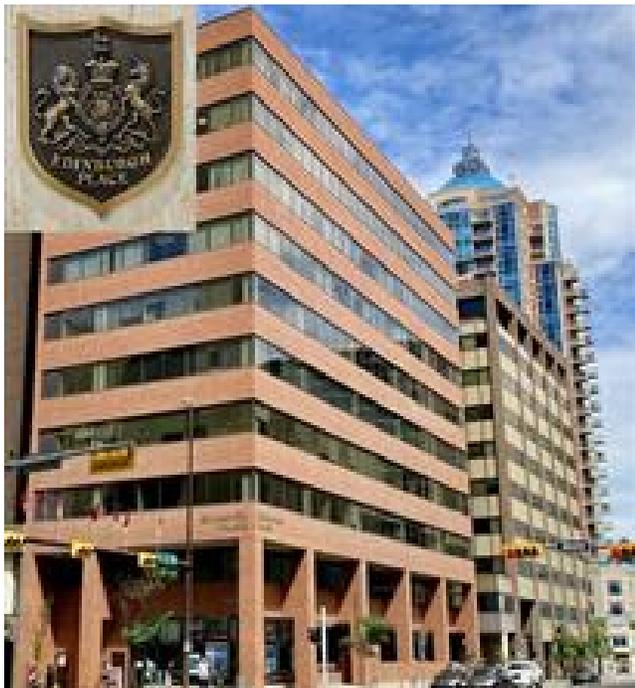
Listing ID:

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

Transaction Type For Sale	Title Fee Simple	Days On Market 1770
Zoning CR20-C20/R20	Subdivision Downtown West End	Building Type Office Building
Year Built 1980	Structure Type High Rise (5 stories)	Property Type Commercial
Property Sub Type Office	Legal Plan 8011160	Building Area (Sq. Ft.) 5612.00
Building Area (Sq. M.) 521.37	Construction Type Brick,Concrete	Commercial Amenities Boardroom,Elevator Passenger,Kitchen,Lunchroom
Access to Property Direct Access,Major Shopping Nearby,Public Transportation Nearby	Inclusions 2 Fridges, Window Coverings, Office Furniture	Restrictions Call Lister
Reports 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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