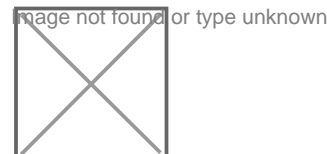


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

273

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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