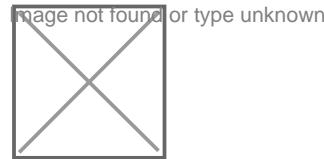


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PROFESSIONAL SERVICE, PROFESSIONAL/OFFICE FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Calgary, Alberta **Listing ID:**
30419 **MLS ID:**
A2217543 **\$7,880,000**



JULIA YAN
 (403) 700-5676

Grand Realty
 403-460-3888

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

Transaction Type	Days On Market	Business Type
For Sale	273	Professional Service,Professional/Office
Zoning	Subdivision	Year Built
C-COR2	Montgomery	2018
Structure Type	Property Type	Property Sub Type
Office	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
1712292	12314.00	1144.00
Lot Size (Sq. Ft.)	Lot Size (Acres)	Roof
11991	0.28	Flat
Foundation	Inclusions	Restrictions
Poured Concrete	N/A	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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