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PROFESSIONAL/OFFICE FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Calgary, Alberta

Listing ID:
32801

MLS ID:
A2269448

\$419,000



 **JOHN PRESTON**
 (403) 617-6009

 RE/MAX Real Estate (Mountain View)
 403-247-5171

 503, 922 5 Avenue SW, Calgary, Alberta T2P 2T9

Transaction Type	Days On Market	Business Type
For Sale	62	Professional/Office
Zoning	Subdivision	Building Type
CR20-C20/R20	Downtown Commercial Core	High Rise
Year Built	Structure Type	Property Type
2006	High Rise (5 stories)	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	0514424	875.00
Building Area (Sq. M.)	Roof	Access to Property
81.29	Metal	Direct Access
Inclusions	Restrictions	Reports
stove, microwave, dishwasher, fridge, garburator	None Known	Condo/Strata Bylaws

This 875 sq. ft. Commercial Condo offers a thoughtfully designed layout featuring four private offices, a welcoming reception area, a fully equipped kitchen, and a private restroom creating an ideal setting for productivity and professionalism. Situated on the 5th floor of a secure, prestigious downtown building, with concierge service, the suite includes one titled parking stall and access to 16 visitor parking spaces for added convenience. The space also features a 500 sq. ft. patio (exclusive use for unit 503), perfect for outdoor meetings, client gatherings, or a relaxing break. Floor-to-ceiling windows along the back wall fill the office with natural light and showcase impressive River and valley views. In addition to the private amenities within the suite, there is access to the building's fifth-floor amenity area, adjacent to 503. This inviting shared space includes a conference centre, a kitchen, and a large patio, offering the perfect venue for meetings, team events, or networking in a professional yet comfortable environment. Experience a quiet, polished workspace with all the advantages of a prime downtown Calgary location. This is a must see property and opportunity. Builders unit 9 blue print indicates 1,000 sq ft

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