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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

\$398,900



 **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

For Sale

Days On Market

109

Business Type

Professional/Office

Zoning

CR20-C20/R20

Subdivision

Downtown Commercial Core

Building Type

High Rise

Year Built

2006

Structure Type

High Rise (5 stories)

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

0514424

Building Area (Sq. Ft.)

1050.00

Building Area (Sq. M.)

97.55

Roof

Metal

Access to Property

Direct Access

Inclusionsstove, microwave, dishwasher, fridge,
garburator**Restrictions**

None Known

Reports

Condo/Strata Bylaws

This 1050 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. An added bonus is 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. All office furniture, cabinets and equipment are for sale separately offering a great opportunity to set up fast and get to market quickly. This is a must see property and opportunity.

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