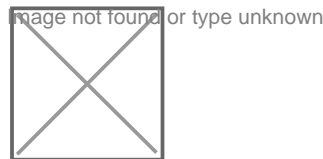


Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

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.

1235, 235 RED EMBERS WAY NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location Calgary, Alberta

Listing ID: 34862

MLS ID: A2301628

\$599,000



RAMMY BRAR (403) 291-4440

CIR Realty 403-291-4440

1235, 235 Red Embers Way NE, Calgary, Alberta T3N 2K7

Transaction Type For Sale	Days On Market 1	Zoning DC
Subdivision Redstone	Building Type Commercial Mix	Year Built 2024
Structure Type Office	Property Type Commercial	Property Sub Type Office
Legal Plan 2410245	Building Area (Sq. Ft.) 1142.00	Building Area (Sq. M.) 106.09
Inclusions NA	Restrictions None Known	Reports Floor Plans

Professional Office Space for Sale – Redstone Community Located in a busy shopping centre in the thriving Redstone community, this well-designed 1,142 sq. ft. second-floor office offers an excellent opportunity for professionals and investors alike. The unit features a functional layout with three private offices, a spacious conference room, and a convenient kitchenette, making it ideal for a variety of business uses. Large windows provide ample natural light, creating a bright and productive work environment. Enjoy the convenience of assigned underground heated parking stalls, along with easy access via both elevator and stairs for staff and clients. Situated in a high-traffic commercial hub with strong surrounding retail presence, this location ensures excellent visibility and accessibility. Ideal for: Lawyer office Mortgage broker/agent Insurance office Real estate office Other professional or administrative uses Key Features: 1,142 sq. ft. office space Second-floor unit 3 private offices + 1 conference room Kitchenette Assigned underground heated parking Elevator and stair access Located in a busy shopping centre A perfect turnkey setup for professionals looking to establish or expand their business.

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