



GRASSROOTS
REALTY GROUP

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2632 24 Street SW
Calgary, Alberta

MLS # A2332975



\$2,480,000

Division: Richmond

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,896 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.14 Acre

Sewer: -

Lot Feat: Back Lane

Inclusions: none

For more information, please click the "More Information" button. Nearly 6000 sq ft on 3 levels (raised basement with large windows). Niche property currently zoned for commercial and residential (and adjacent to medical) in one of Calgary's more affluent neighbourhoods in the Marda Loop area. Operating as a business centre, the property boasts 21 offices. 8 Parking stalls are at the back of the property. Up to 26 more are leased on the adjacent parking lot. Solid revenues and NOI (current NOI gives a nearly 7% cap). Great Crowchild visibility with over 120,000 vehicles passing by daily. The Marda Loop area (including Richmond and Currie Barracks) have large projects planned and underway which will continue the vibrant energy that Marda Loop is known for. This property is in a very peaceful part of the neighbourhood, less than a block from a private school and is excellent for an upscale clientele. The character building features vaulted ceilings, a balcony, large porch, plenty of storage areas, 3 furnaces, 3 air conditioners, reception areas, kitchenettes, etc.