



GRASSROOTS
REALTY GROUP

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500, 900 6 Avenue SW
Calgary, Alberta

MLS # A1122334



\$929,000

Division: Downtown West End

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Edinburgh Place

Bus. Name: -

Size: 5,612 sq.ft.

Zoning: CR20-C20/R20

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Brick, Concrete

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: 2 Fridges, Window Coverings, Office Furniture

Total 5th Floor In Edinburgh Place – Great Possibilities! – Location is So Important to Business and Its People. So advantageous, it’s situated on the corner of 8th St & 6 Ave SW in the DT ‘s preferable west-end. Forget about cars & parking, the C-Train is a mere block away. The 5th floor encompasses approx. 5,600sqft. Served by two elevators, access is easy. The current layout incl. 14 offices, 2 meeting rooms [one with kitchenette], staff room with kitchen & storage. Having 2 entrances/reception areas supports division of operations if desired. Ample windows provide natural light & views. Two washrooms. Numerous eateries in area. Enjoy Century Gardens Pk. Steps to the Level 15 network & shopping. Stroll the Bow River pathway. Hop across the river to delightful Kensington. As the city moves forward, opportunity is knocking for this low priced, big sqft full floor condo.