



GRASSROOTS
REALTY GROUP

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500, 900 6 Avenue SW
Calgary, Alberta

MLS # A1122334



\$798,000

Division: Downtown West End

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Edinbrough 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

Full Floor of Professional Office Space In Edinbrough Place. This favorably located 5th floor space is situated on the corner 8 St & 6 Ave SW in the preferable west-end of DT. Forget about cars & parking; the C-Train is a mere block away. With a thoughtful, yet versatile build-out, there's potential to accommodate various office needs. Great possibilities - business, IT, legal, fiscal, teaching, consulting, and so forth. The 5th floor encompasses approx. 5,600sqft. Served by two upgraded 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. Various office furniture can be included. Numerous eateries in area. Enjoy Century Gardens Pk. Steps to the Level 15 network, courts center & DT U of C. Stroll the Bow River pathway. Hop across the river to delightful Kensington. Looking for DT but not in the canyon? Then opportunity is knocking for this value added west-end full floor condo.