



## 405550 1 Street Calgary Alberta

\$12,950,000

Click listing brochure for more details\*\* Incredible opportunity for investors or owner occupiers to own or lease a two building "A" class office/medical development totaling 76,514 SF in south central Calgary. Buildings may be leased separately but must be sold together. The two storey south office building (5550 1st Street SW) is 48,667 SF, comes fully furnished to accommodate up to 295 employees and is move-in ready with high end improvements. The single storey north building (5440 1st Street SW) is 27,847 SF with 15,440 SF vacant and is available for immediate occupancy. The vacant area of the north building is built-out and furnished as a high-end instructional facility with eight training rooms. There are three motorized accordion walls that provide flexibility in easily increasing the training areas for various sized groups. Total of 278 surface parking stalls which provides a best-in-class parking ratio of better than 1 stall per 275 SF. The site has just recently been rezoned to accommodate medical use in a growing medical node and comes with a sizable backup generator. The vacant areas of both buildings were occupied by a single national tenant since the building was built in 2008 and show exceptionally well with evidence of continued upgrades and high level of care. The south central location provides easy access to Macleod, Blackfoot and Glenmore Trails and is just a short drive to downtown Calgary. (id:6769)

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