



## 1915 27 Avenue 202 Calgary AB

\$530,000

Opportunity is KNOCKING!!! Purchase your own office space! Units 201 and 202 with total of 2602 sf and two separate entrances. Great location so easy access to major routes. Good front exposure to street. These two units can be separated for additional income to lease out, but use it all ...as it has ample private offices, and boardrooms to suit your needs. Skylites on the sides of some of the rooms to enjoy the mountain views or from the ceiling to add natural light to the rooms. There is a men and ladies 2pc bathroom(2) and also a kitchenette with fridge, dishwasher, sink, microwave, cabinetry. See the floor plan and measurements in the supplements provided. RMS measured by Urban Measure. Vendor will consider leasing the unit at a competitive base rent. Four parking stalls assigned, plus street parking. Why Lease when you can OWN!!



**Denise Staples**  
CIR REALTY

Phone: (403) 607-3106  
d.staples@shaw.ca



**REALTY** **CIR**

1-123 4th Ave West , Calgary, AB,

Phone: (403) 607-3106  
d.staples@shaw.ca