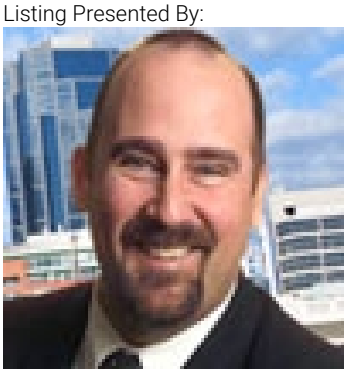


1100 8 Avenue Calgary Alberta

$1,662,961

An excellent opportunity to acquire a substantial commercial office condominium in Westmount Place, a prominent mixed-use building in Calgary's Downtown West End. Unit 277 offers approximately 6,734 square feet of office space, providing flexibility for a wide range of professional, corporate, institutional, or service-oriented users. The generous floor area is well suited for a law firm, accounting practice, consulting company, medical or professional services group, educational organization, or an owner-user seeking a customizable downtown office environment. Westmount Place features four levels of commercial office space within a mixed-use commercial and residential condominium development. Its strategic west-end location provides convenient access into and out of the downtown core while remaining close to Calgary's principal business district. The property is approximately one block from the Downtown West-Kerby LRT station and three blocks from Calgary's Plus 15 pedestrian network. Nearby amenities include restaurants, cafes, hotels, professional services, Contemporary Calgary, Shaw Millennium Park, and numerous walking and cycling pathways. This property presents a compelling opportunity for an owner-user or investor seeking a large and conveniently located office condominium with excellent public-transit access and proximity to downtown amenities. Unit 277 is currently available for purchase either individually or together with the neighbouring office condominium on the same floor, Unit 201, 1100 - 8 Avenue SW . Unit 201 contains approximately 3,847 square feet, while Unit 277 contains approximately 6,734 square feet. When acquired together, the two units provide approximately 10,581 square feet of contiguous office space, offering a rare opportunity for a larger owner-user, professional firm, institutional organization, or investor. (id:6769)

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