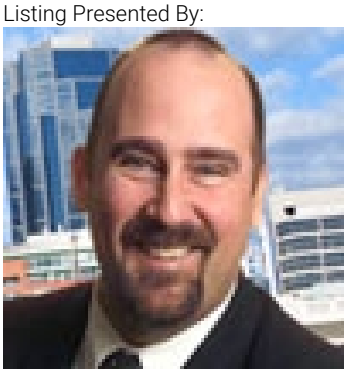


1217 Centre Street Calgary Alberta

$3,500,000

An exceptional opportunity to acquire a well-positioned, income-producing commercial asset in Calgary's established Crescent Heights community. The Hala Building offers prominent Centre Street exposure, a strong multi-tenant profile and an extensive parking offering that includes heated underground parking and surface stalls. The property is home to a diverse mix of established professional and service-oriented tenants, creating a balanced commercial environment and a solid foundation for an investor seeking ongoing income. The location is a significant component of the asset. Situated along Centre Street in Crescent Heights, the property benefits from excellent visibility, strong vehicle and pedestrian exposure, convenient transit access and immediate proximity to Calgary's downtown core. The surrounding area combines established residential neighbourhoods with a growing mix of professional services, retail, restaurants and amenities, providing a strong tenant base and convenient accessibility. With income-producing tenancy, substantial parking, prominent exposure and an opportunity to further enhance the asset through lease-up, the Hala Building represents a compelling commercial investment opportunity in one of Calgary's established inner-city corridors. (id:6769)

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