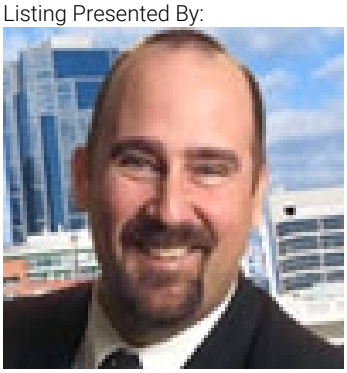


634 6 Avenue Calgary Alberta

$799,000

Rare opportunity to acquire one or two commercial office condominium units at 634 - 6 Avenue SW in Calgary's Downtown Commercial Core. Units 310 and 910 are each offered separately at $799,000 or may be purchased together as a package at a further discounted price. Unit 310 comprises approximately 2,267 square feet and features a functional open-concept office layout. The space includes 12 existing workstations, a spacious kitchen, a large storage area and updated finishes. Its flexible configuration is well suited for businesses requiring collaborative workspace, administrative operations, call-centre functions or a combination of open work areas and meeting spaces. Unit 910 offers a more traditional professional office layout, making it ideal for a law firm, accounting practice, consulting company, financial services business, medical or professional services provider, or other organization requiring private offices, meeting rooms and defined work areas. The units may be purchased separately, allowing a purchaser to select the layout best suited to its operational needs. Alternatively, both units may be acquired together at a discounted package price. The combined acquisition provides a unique opportunity to maintain executive and administrative operations on separate floors, accommodate multiple departments, occupy one unit while leasing the other, or hold both units as a long-term commercial investment. The building offers direct access to Calgary's Plus 15 pedestrian network and is conveniently located approximately one block from the CTrain. The property is also within close proximity to the Calgary Courts Centre, major downtown office towers, restaurants, cafes, hotels, banking services and other business amenities. (id:6769)

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