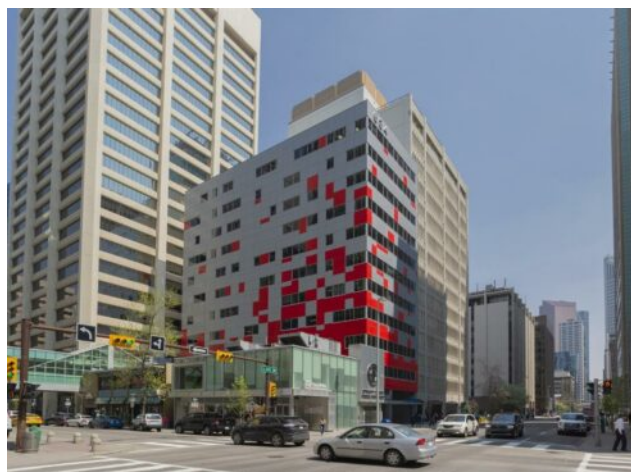


**510, 634 6 Avenue SW
Calgary, Alberta**

MLS # A1063136



\$927,900

Division: Downtown Commercial Core

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,586 sq.ft.

Zoning: CR20-C20/R20

Heating: Fan Coil, Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: Concrete

Water: Public

Sewer: Public Sewer

Inclusions: -

Addl. Cost: -

Based on Year: -

Utilities: Cable, Electricity, Natural Gas, Phone, Water

Parking: -

Lot Size: -

Lot Feat: -

A very unique opportunity to own this fairly new office property at the BEST location in Downtown core area of Calgary. One block from C-Train station. Each unit is individually titled. There's a fitness facility in the building. Close proximity to the Courts Centre and all major towers in Downtown. Connected directly to the convenient, secure Plus 15 pedestrian skyway system with 83 bridges and 14 km of walkways. Current floor plan attached for each finished units: 7offices + board room + kitchen + reception and storage area. Act NOW and plan for next boom!