

11650 Elbow Drive SW
Calgary, Alberta

MLS # A2098902



\$3,900,000

Division: Canyon Meadows
Type: Office
Bus. Type: Medical ,Professional/Office
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 10,291 sq.ft.
Zoning: C-C1

Heating: Boiler, Natural Gas
Floors: -
Roof: Flat, Tar/Gravel
Exterior: -
Water: -
Sewer: -
Inclusions: TO BE VERIFIED

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 0.46 Acre
Lot Feat: -

Great investment or owner user. The current occupants would like to stay in an alternate format if possible occupying 6163 sf of the 10291 total sf. This is the first time on the market for this well located property with an Elbow Drive Address right off Anderson Road in the SW. It's across the street from a busy Strip Mall. The owners spared no expense in developing this site with a Tyndall stone and Acrylic stucco exterior and quality finishing throughout this well-maintained professional office building. The recent replacement of the two boilers and tankless hot water tank plus all the electrical panels in the basement means years of worry free building maintenance that controls your operating costs. You need to see this building yourself to appreciate its true value to you and the community. Book your private tour today!