



**1010,1020,220, 634 6 Avenue SW
Calgary, Alberta**

MLS # A2283002



\$2,990,000

Division: Downtown Commercial Core

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,300 sq.ft.

Zoning: CR20-C20/R20

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Designed to support a polished, professional image, this property is ideal for medical, dental, or other healthcare professional and educational uses. Featuring brand-new interior construction totaling 6,300 sq. ft., the space is thoughtfully designed and divided into two functional areas. 4,500 sq. ft. on the 10th floor with direct elevator access (elevator door is your business entrance) & 1,800 sq. ft. on the 2nd floor. The 2nd floor retail unit is directly connected to the +15 walkway. Downtown office professionals can easily navigate to your business location in all weather conditions with no parking worries. In addition to street parking and monthly paid parking, there are heated indoor parking spaces available at McDougall Parkade with +15 access to 634, only 1 minute walking distance. Flexible options are available - purchase or lease, either both levels together or lease the 10th and 2nd floors separately, which allowing you to tailor the space to your business needs. This professionally purpose-built office is offered at below replacement cost, delivering outstanding value for a high-end, turnkey space. Detailed construction invoices are available upon acceptance of an offer. Bring us your proposal and explore how this premier space can elevate your practice.