



**GRASSROOTS**  
REALTY GROUP

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500, 900 6 Avenue SW  
Calgary, Alberta

MLS # A1122334



**\$929,000**

**Division:** Downtown West End

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Edinbrough Place

**Bus. Name:** -

**Size:** 5,612 sq.ft.

**Zoning:** CR20-C20/R20

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Brick, Concrete

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** 2 Fridges, Window Coverings, Office Furniture

Total 5th Floor In Edinbrough Place &ndash; Great Possibilities! &ndash; Location is So Important to Business and Its People. So advantageous, it&rsquo;s situated on the corner of 8th St & 6 Ave SW in the DT &lsquo;s preferable west-end. Forget about cars & parking, the C-Train is a mere block away. The 5th floor encompasses approx. 5,600sqft. Served by two elevators, access is easy. The current layout incl. 14 offices, 2 meeting rooms [one with kitchenette], staff room with kitchen & storage. Having 2 entrances/reception areas supports division of operations if desired. Ample windows provide natural light & views. Two washrooms. Numerous eateries in area. Enjoy Century Gardens Pk. Steps to the Level 15 network & shopping. Stroll the Bow River pathway. Hop across the river to delightful Kensington. As the city moves forward, opportunity is knocking for this low priced, big sqft full floor condo.