



GRASSROOTS
REALTY GROUP

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100, 2107 Sirocco Drive SW
Calgary, Alberta

MLS # A2123238



\$1,880,000

Division: Signal Hill

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 11,420 sq.ft.

Zoning: C-N2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: fridge and dishwasher

Welcome to this 11,420 square foot, two-story office building in a unique southwest location. Unit 1 which consists of office space is 4,424sqft and Unit 4, the warehouse is 1,205sqft. This building offers a rare opportunity to own office space in an area where such opportunities are virtually non-existent. 2107 Sirocco stands as a testament to quality. It was constructed in 2006 and has been meticulously maintained. The building provides an abundance of parking and seamless access to all quadrants of the city via Sarccee Trail and the Ring Road. Adaptive office space: the current office space has been thoughtfully configured for educational purposes; its previous role as the head office for a construction firm attests to its suitability for diverse business needs. Unit 4 is a spacious, high-ceiling bay with a 14 x 16 foot door as well as an 8 foot garage door on the west side of the building. The bay has under-slab heating making it ideal for various purposes, including parking or secure storage.