

**67 Glenbrook Place SW  
Calgary, Alberta**

**MLS # A2225044**



**\$11,000,000**

**Division:** Glenbrook

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 318,999 sq.ft.

**Zoning:** C-COR3 f0.97h19

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.46 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** SEE REMARKS

67 Glenbrook Place SW is a high-profile, mixed-use property. Positioned in the heart of Calgary's sought-after Glenbrook neighbourhood, the Property offers an exceptional opportunity for either an investor or an owner/user. This two-story, 43,856 square foot building stands as a testament to enduring quality and design. The Property is currently 62% leased to a mix of retail tenants who occupy the main and lower levels. The Property presents a unique opportunity to establish or expand your business in a thriving community. Whether you're looking to occupy a versatile office space or invest in a location with strong growth potential, 67 Glenbrook Place SW stands out as a premier choice in Calgary's commercial real estate market.