

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

MLS # A2270723

**\$44 per sq.ft.****Division:** Downtown Commercial Core**Type:** Mixed Use**Bus. Type:** Child Care**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 6,284 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:** -

This newly renovated 6,284 sq.ft. space is ideally located in downtown, offering an exceptional opportunity for businesses seeking a high-quality, flexible environment in a central and accessible area. The property provides the option to lease both levels together or to rent the 10th floor and 2nd floor separately, making it suitable for a variety of professional or educational uses. The space is particularly well-suited for a Montessori school, children's dental clinic, or dental school training facility, with its functional layout and modern upgrades. The building features a full renovation with contemporary finishes, excellent visibility, and convenient access to nearby amenities and public transportation. Tenants will benefit from flexible configurations designed to meet their operational needs. The lease rate is \$44.50 per square foot, with operating costs additional. Immediate possession is available.