

**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:** Edinburgh 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 Edinburgh Place – Great Possibilities! – Location is So Important to Business and Its People. So advantageous, it’s situated on the corner of 8th St & 6 Ave SW in the DT ‘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.