

**1235 17 Avenue SW
Calgary, Alberta****MLS # A2089072****\$14,400,000**

Division:	Lower Mount Royal		
Type:	Commercial/Multi Family		
Style:	-		
Size:	21,205 sq.ft.	Age:	1970 (54 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.41 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	ME Towers
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	C-COR1 f3.0h23
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Residential - 48 fridges, 48 stoves, all kitchen appliances and all window coverings owned by the Seller. Commercial and Offices - All items owned by the Seller

ME Tower is a 7 storey Residential /Retail/ Office building located on 17th Ave SW in LOWER MOUNT ROYAL, one of Calgary's best rental locations. The street level is 100% retail. The 2nd and 3rd floor have a 100% Office component. The remaining floors have 48 1BR residential suites. There are 28 underground and 26 surface parking stalls.