

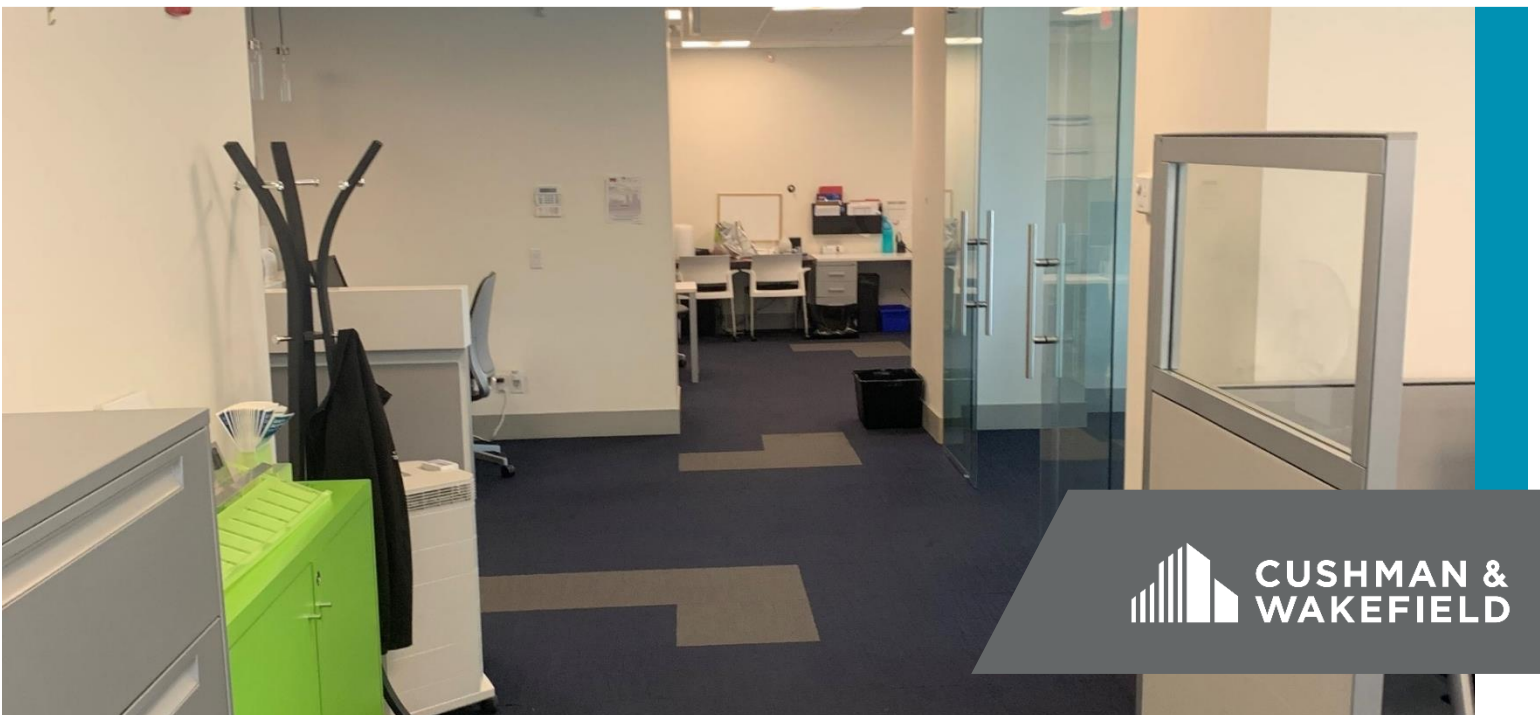
FOR SALE



**OFFICE CONDO OWNERSHIP OPPORTUNITY IN ESTABLISHED
INNER CITY NEIGHBORHOOD WITH LIVE/WORK POSSIBILITIES**

220 - 2505 17 AVENUE SW | CALGARY, AB

1,877 SF | 2ND FLOOR



 **CUSHMAN &
WAKEFIELD**

FOR SALE

220 - 2505 17 AVENUE SW

1,877 SF | 2ND FLOOR

Property Highlights

- Bright, spacious unit with city views
- Located on southwest corner of 17 Avenue SW & 24 Street SW - providing easy access and egress
- Secured underground parking for commercial users, residential users and visitors. Unit includes 4 parking stalls
- Within walking distance to LRT and bus transit
- Variety of amenities on site: True Gents Barbershop, The Village Flatbread Co., Casis Bistro, Liquor Drops

Property Details

Legal Description: Plan 1112593; Unit 157

Unit Size: 1,877 SF

Sales Price: \$875,000

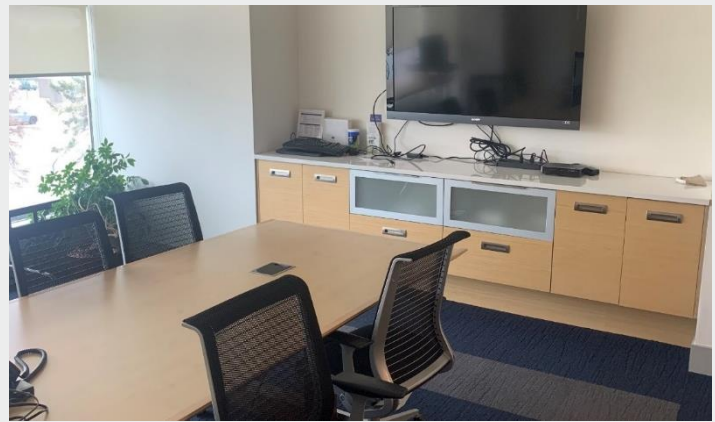
Condo Fees: ~\$1,520/month

Property Taxes: \$17,781/year

Zoning: C-COR1

Year Built: 2011

Parking: 4 titled parking stalls



CODY SCOTT

Associate

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