

FOR LEASE & FOR SALE



CASEL OFFICE CONDO

SUITE 205, 2505 - 17TH AVENUE SW
CALGARY, AB



WELCOME TO CASEL OFFICE CONDO

Property Details

Legal Description Plan 111123, Unit 62

Unit Size 1,319 sf

Zoning C-COR1

Year Built 2011

Parking 3 titled underground stalls

Management Company Equium Group

Lease Details

Lease Rate Market

Op Costs Approx. \$19.00 psf (2024)

Availability Immediately

Parking 3 underground stalls
\$150.00/stall

Sale Details

Sale Price \$599,000

Condo Fees \$1,069 per month

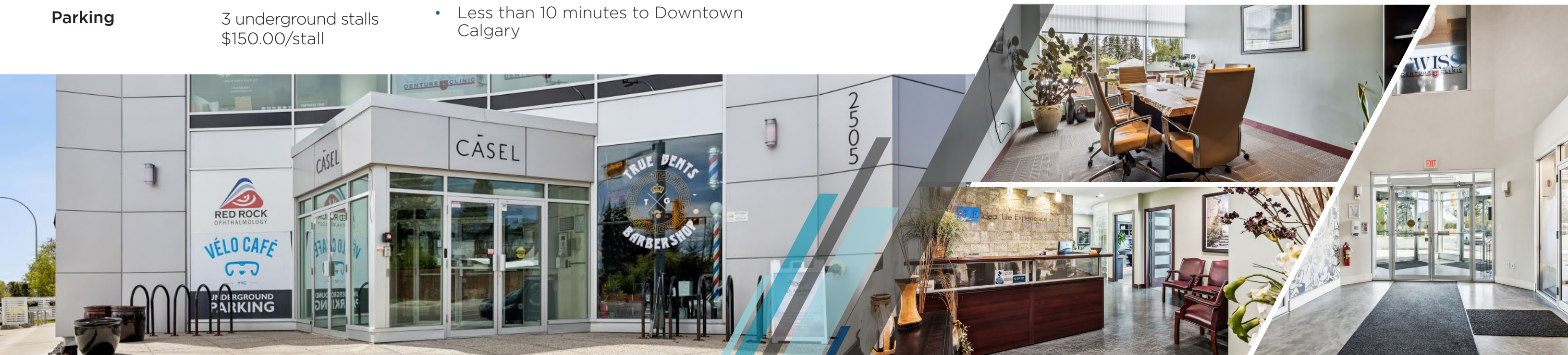
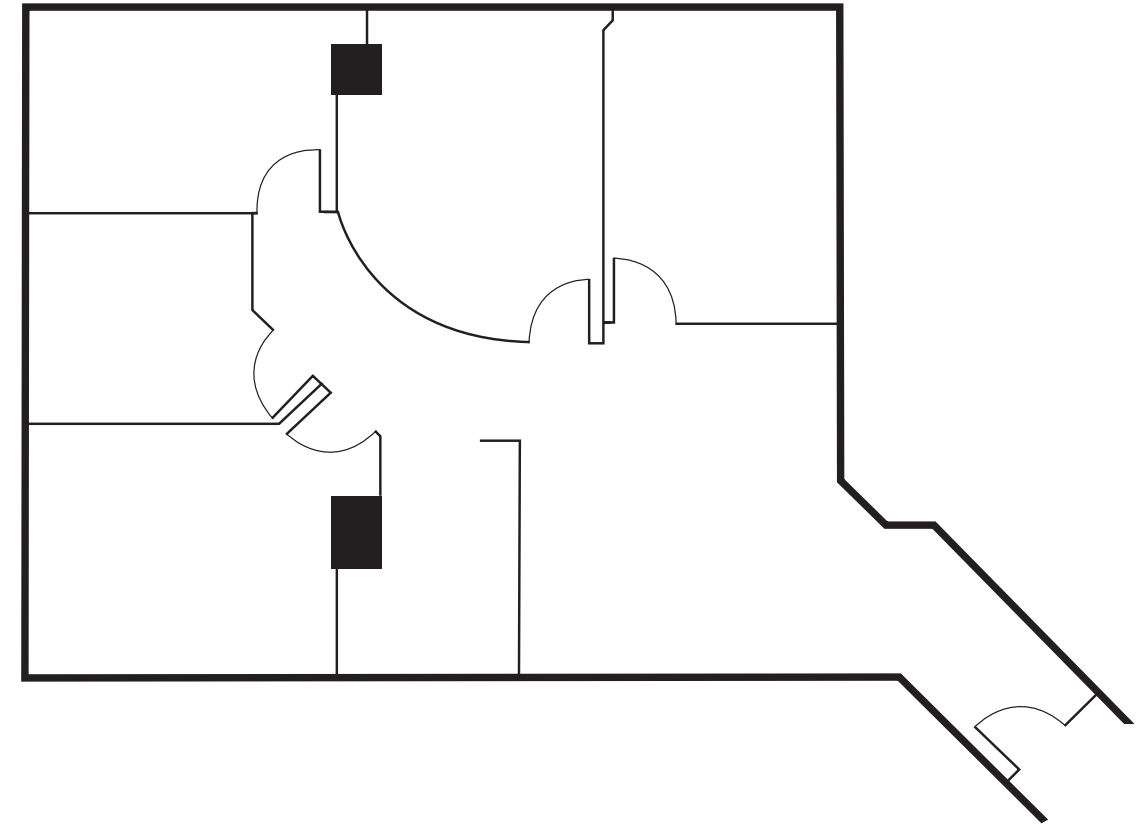
Parking 3 titled underground stalls
\$15,000/stall

Property Highlights

- Excellent exposure to 17th Ave SW
- Walking distance to Shaganappi Point LRT Station and multiple transit stops
- On-site amenities including: Cassis Bistro, The Village Flatbread Co, True Gents Barbershop, Liquor Drops, and more
- Underground and street parking
- Less than 10 minutes to Downtown Calgary

FLOOR PLAN

SUITE 205
1,319 SF

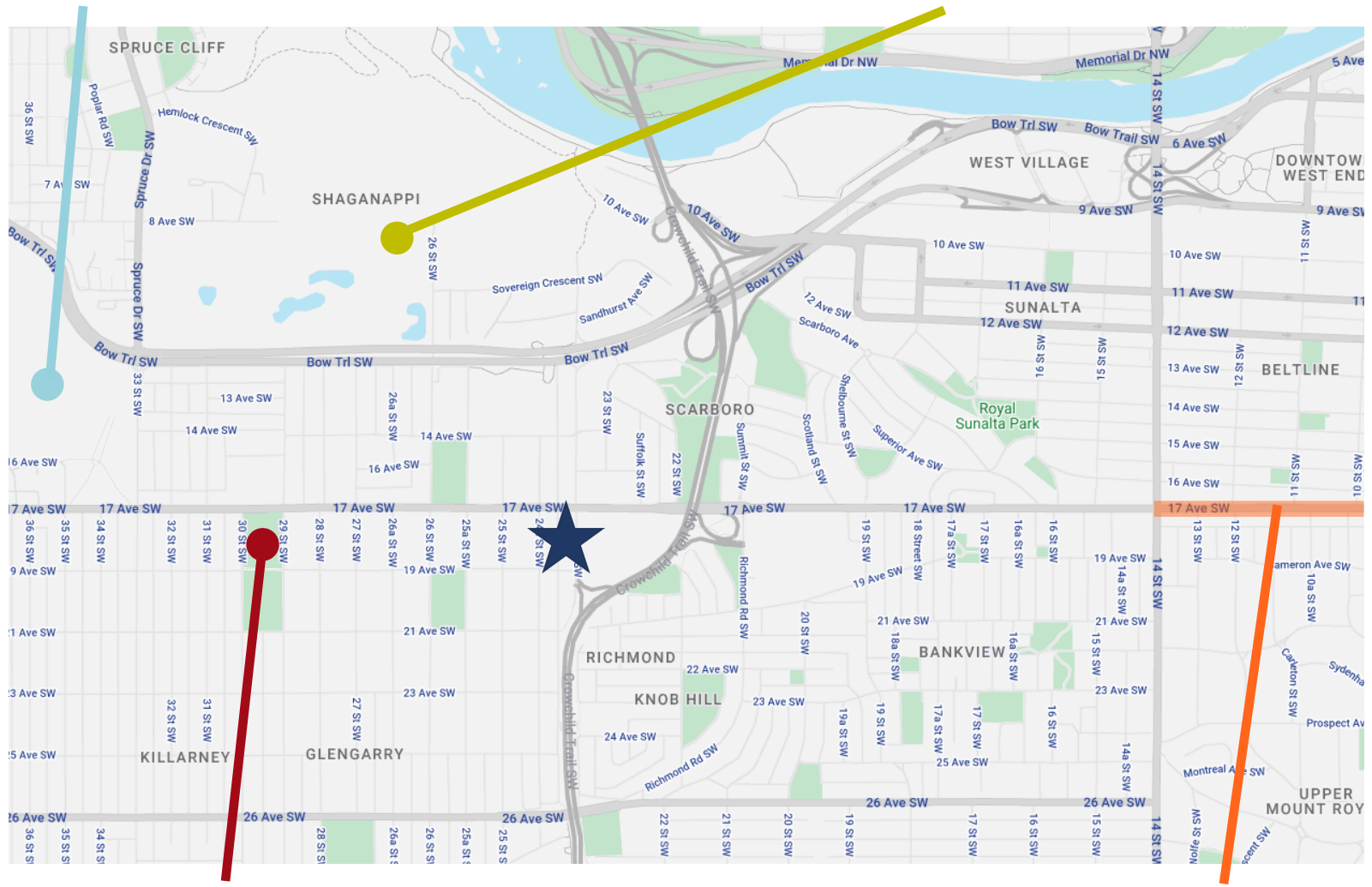


AMENITY MAP



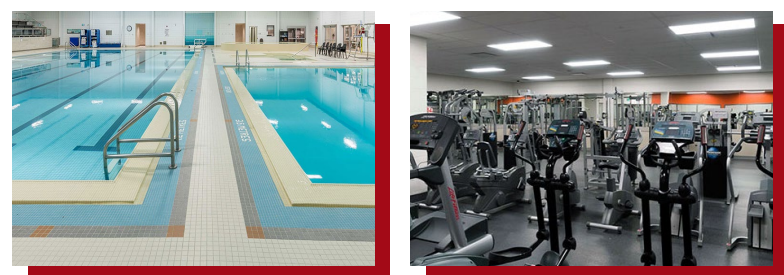
Westbrook Mall

Shaganappi Point Golf Course

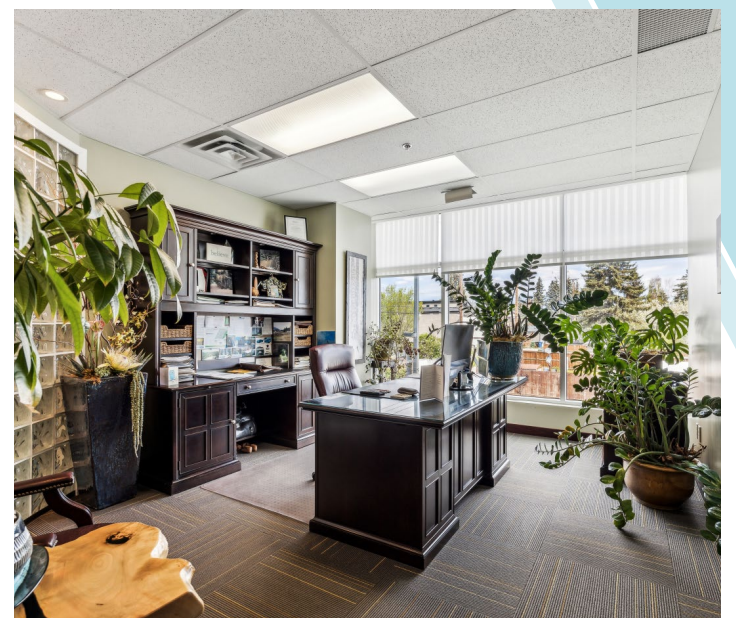


Killarney Recreation Centre

17th Avenue Strip



PHOTOS





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