

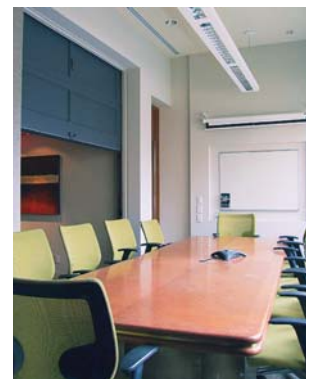
Two office buildings in Sunalta, Calgary

FOR SALE

1912, 1920 & 1924 10th Ave SW
Calgary

Potential for owner/user and/or investment opportunity

- Two character office buildings conveniently located just two blocks from Sunalta LRT Station
- Quick access to Downtown Core
- High ceilings and high-end finishings
- HVAC, electrical and lighting installed in 2009
- In-suite shower and changing area



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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Property Information

MUNICIPAL ADDRESSES:

1912, 1920 and 1924 10th Avenue SW
Calgary, Alberta

LEGAL: Plan 5700AG; Block 231;
Lots 20, 21 and 21

LAND USE: DC

YEARS BUILT: 1959/1972

YEAR RENOVATED: 2009

BUILDING SIZES:

1912 10th Avenue SW **2,335** sq. ft.

1920 10th Avenue SW **6,057** sq. ft.

1924 10th Avenue SW **1,778** sq. ft.

TOTAL **10,170** sq ft

LOT SIZE: **14,944** sq. ft.

TENANCY: Currently leased to 3 tenants with flexibility for an owner/use

ASSESSMENT VALUE (TOTAL): \$2,461,500

PROPERTY TAXES (TOTAL): \$43,678.09

FINANCING:

Treat as Free and Clear

PRICE: \$3,300,000

COMMON AREAS



Common area – kitchen/lunchroom



Common area – boardroom

1912 10TH AVENUE SW



Offices



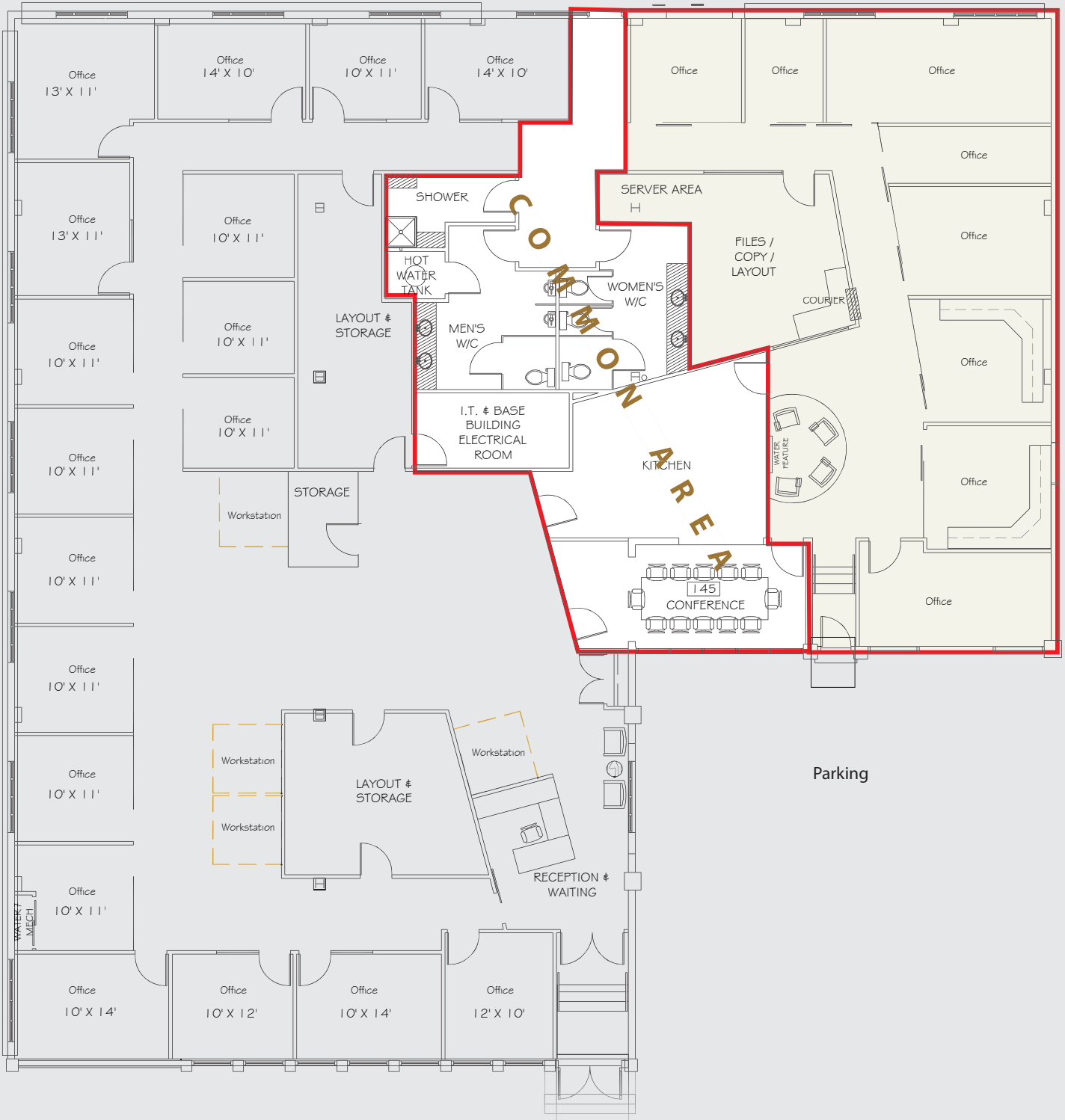
Waiting area



Offices

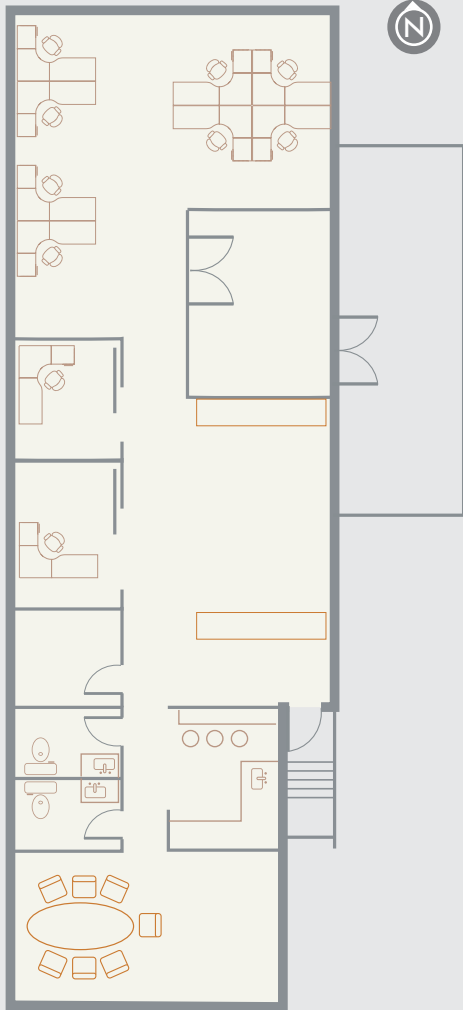


1912 & 1920 10th Avenue SW



10TH AVENUE SW

1924 10th Avenue SW



10TH AVENUE SW



Open space/Meeting space



Boardroom



Open space



Kitchen

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



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