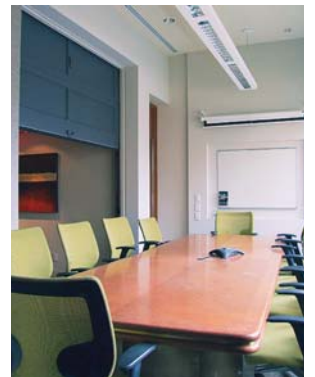


## Two office buildings in Sunalta, Calgary

**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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200, 407 - 8th Avenue SW · Calgary, AB T2P 1E5





# 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):** \$2,416,500

**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



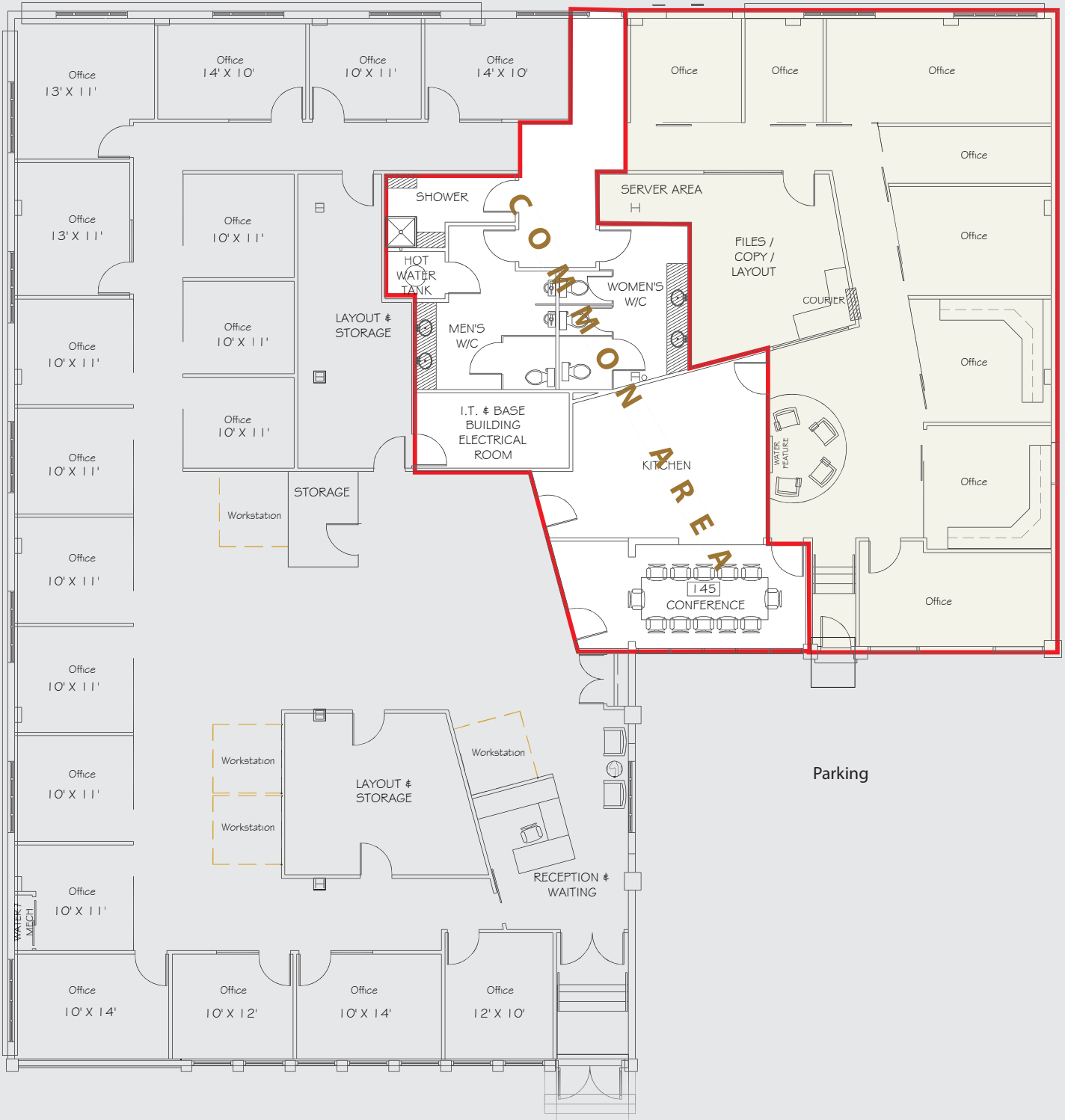
Waiting area



Offices



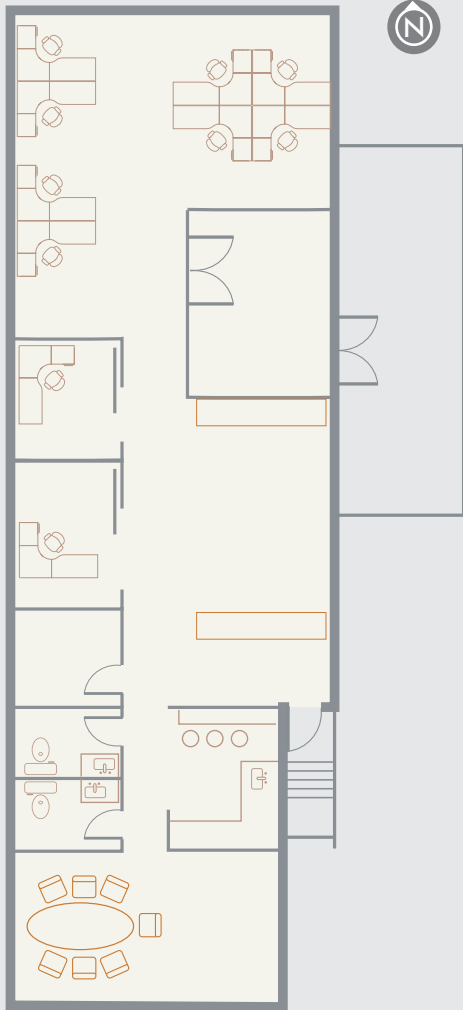
# 1912 & 1920 10th Avenue SW



10<sup>TH</sup> AVENUE SW



# 1924 10th Avenue SW



10<sup>TH</sup> 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 This offering may be altered or withdrawn at any time without notice.*



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