

\$7,880,000 - 4620-4624 16 Avenue Nw, Calgary

MLS® #A2217543

\$7,880,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.28 Acres

Montgomery, Calgary, Alberta

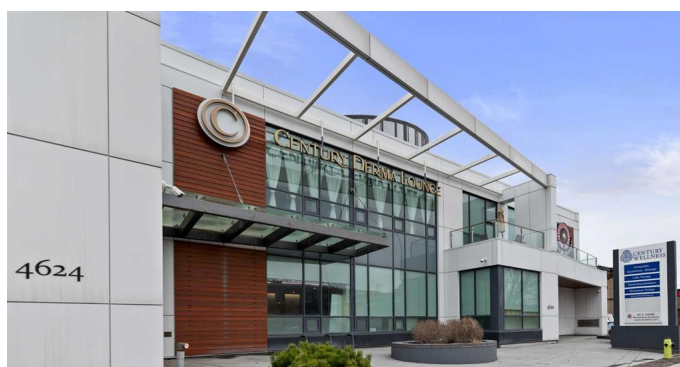
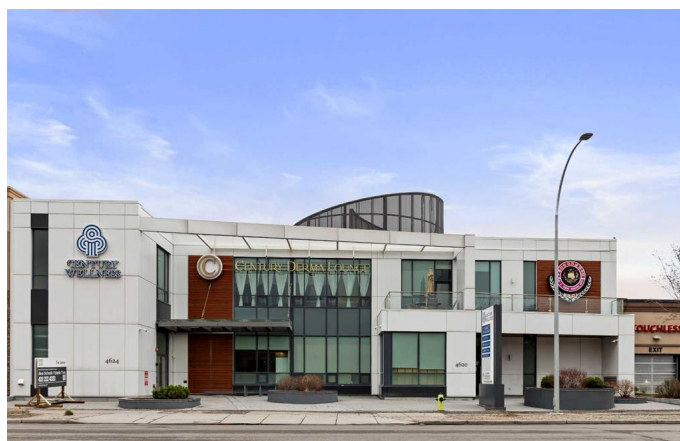
The most luxurious, custom designed medical/professional office building featuring pristine attention to detail with top end finishes. Facing Trans Canada Highway with excellent 16 Avenue NW exposure to high traffic volume. C-COR2 Commercial Corridor 2 offers mixed use development with varied heights. Main floor offers 6,225 sq.ft of office office, 2nd floor offers 6,089 sq.ft including staircases while the basement parkade offers 9,377 sq.ft of underground heated parking consisting of 23 stalls plus 2 other surface parking stalls. This building is fully owner occupied. The seller is open to a leaseback of the main floor depending on buyer's preference. Please refer to attached Brochure in Supplement. Thank you.

Built in 2018

Essential Information

MLS® #	A2217543
Price	\$7,880,000
Bathrooms	0.00
Acres	0.28
Year Built	2018
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information



Address	4620-4624 16 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0M8

Amenities

Parking Spaces	25
----------------	----

Exterior

Roof	Flat
Foundation	Poured Concrete

Additional Information

Date Listed	May 4th, 2025
Days on Market	90
Zoning	C-COR2

Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.