



Calgary SMI Commercial
Real Estate Limited
#1636, 246 Stewart Green SW
Calgary, Alberta, T2P 2T3

www.smicommercial.com

Contact:

Kimberly Kimball

403-701-0459

Mathieu Déry

403-862-0799

FOR SALE

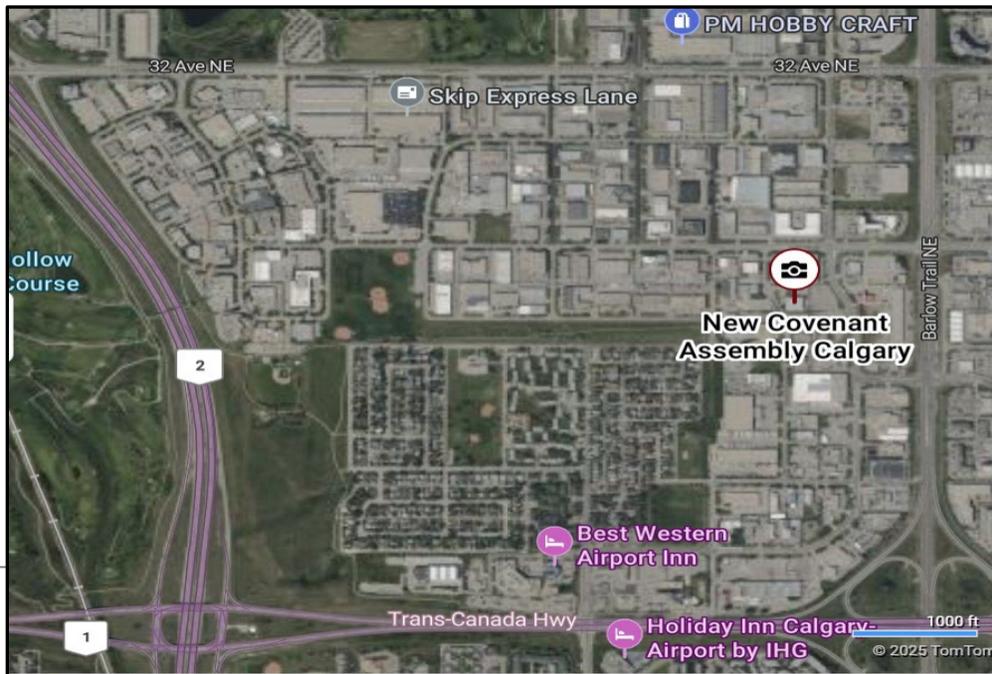
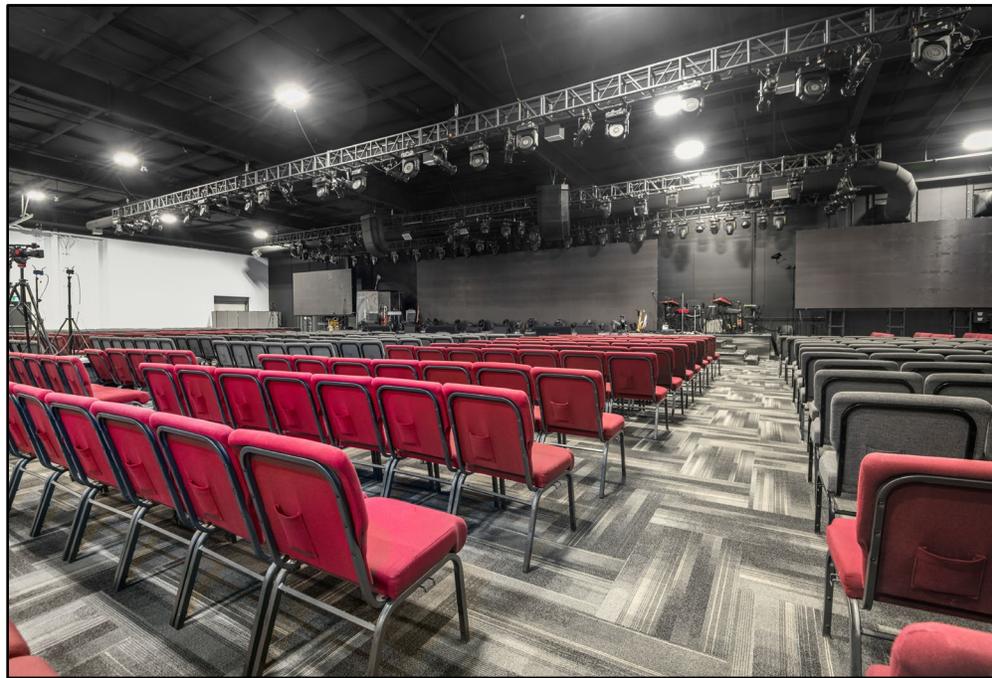
2620 – 22nd Street NE

Place of Worship Building



26,738 SqFt on 1.56 Ac

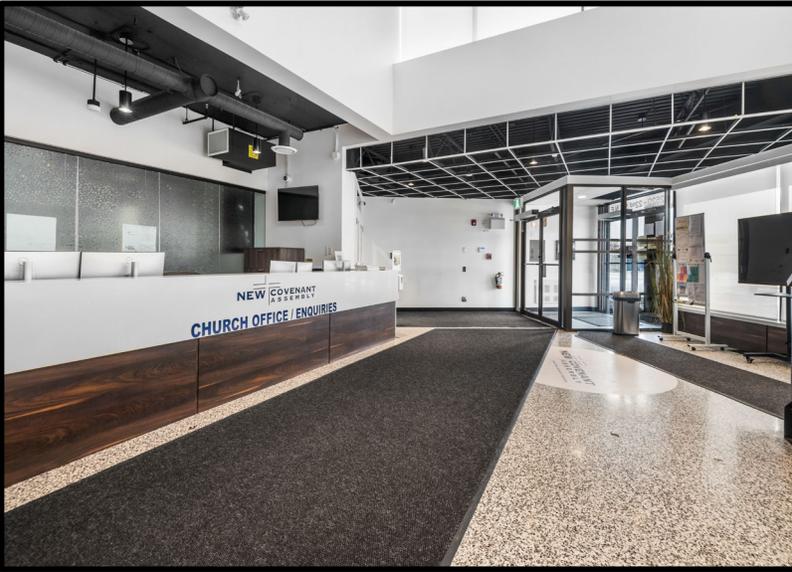
- Impressive Place of Worship Building with approvals for worship & childcare in place. Nothing has been overlooked!
- Extensive renovations completed in 2023 to accommodate the sanctuary, and separate secure childcare facility.
- The office component, kitchen, two entrances, washrooms, and childcare extend over 2 floors consisting of approximately 11,075sf.
- New HVAC-Make-up air system, fully sprinklered, LED lighting, many quality upgrades including a state-of-the-art worship theatre with a 20' clear ceiling.
- Plenty of paved & fully fenced parking, including 62 regular parking stalls, 4 Barrier Free stalls, and 12 bike stalls, plus plenty of street parking in the area.
- Located in the central NE district of South Airways with quick access to major thoroughfares such as Barlow Trail, 32nd Avenue NE, 16th Avenue NE (Hwy 1) and Deerfoot Trail (Hwy 2).
- Bus route on 28th Street, 1 block away.



Priced at: \$9,000,000.

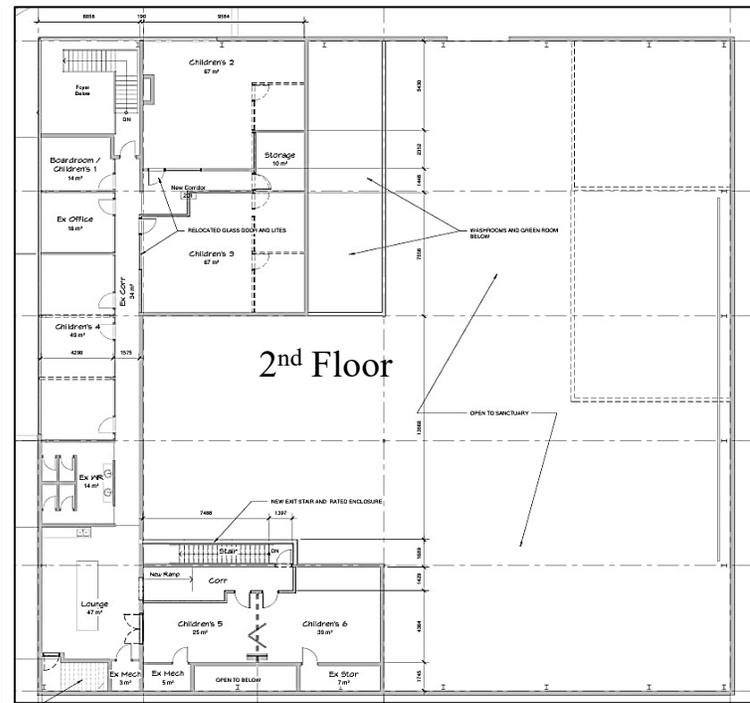
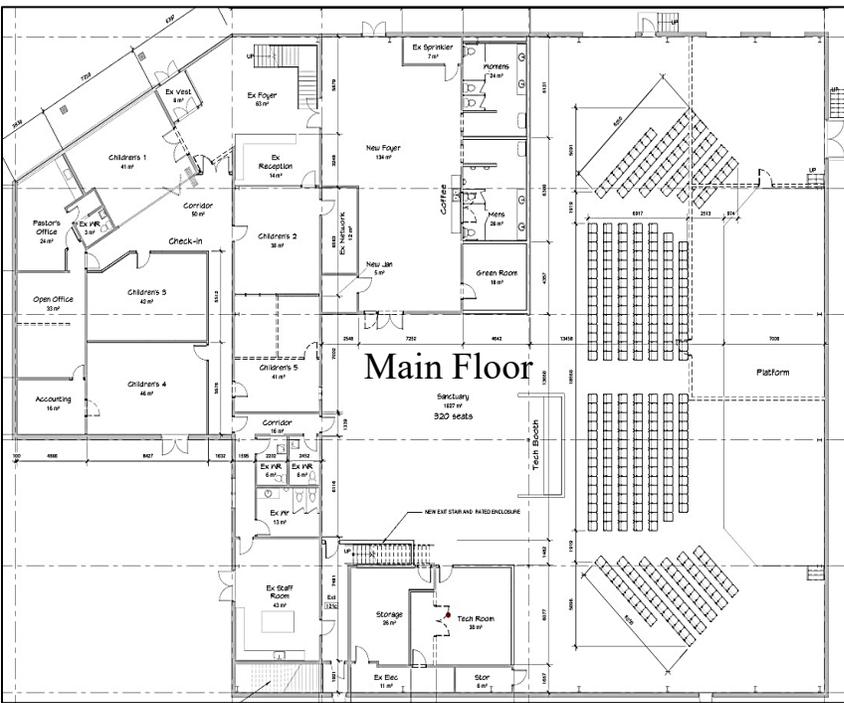


For Sale 2620 – 22nd Street NE - Place of Worship



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For Sale 2620 – 22nd Street NE - Place of Worship



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