



High Quality Office Opportunity

- Professionally managed building
- Handicap accessible
- Self-controlled rooftop HVAC units
- Excellent signage opportunities
- Spectacular views of Country Hills Golf Club
- Quick access to Deerfoot Trail, Country Hills Boulevard, and Beddington Trail



59 Surface Stalls
Free of Charge



Bus Routes:
#114 and #300



2 minutes from
multiple bike paths



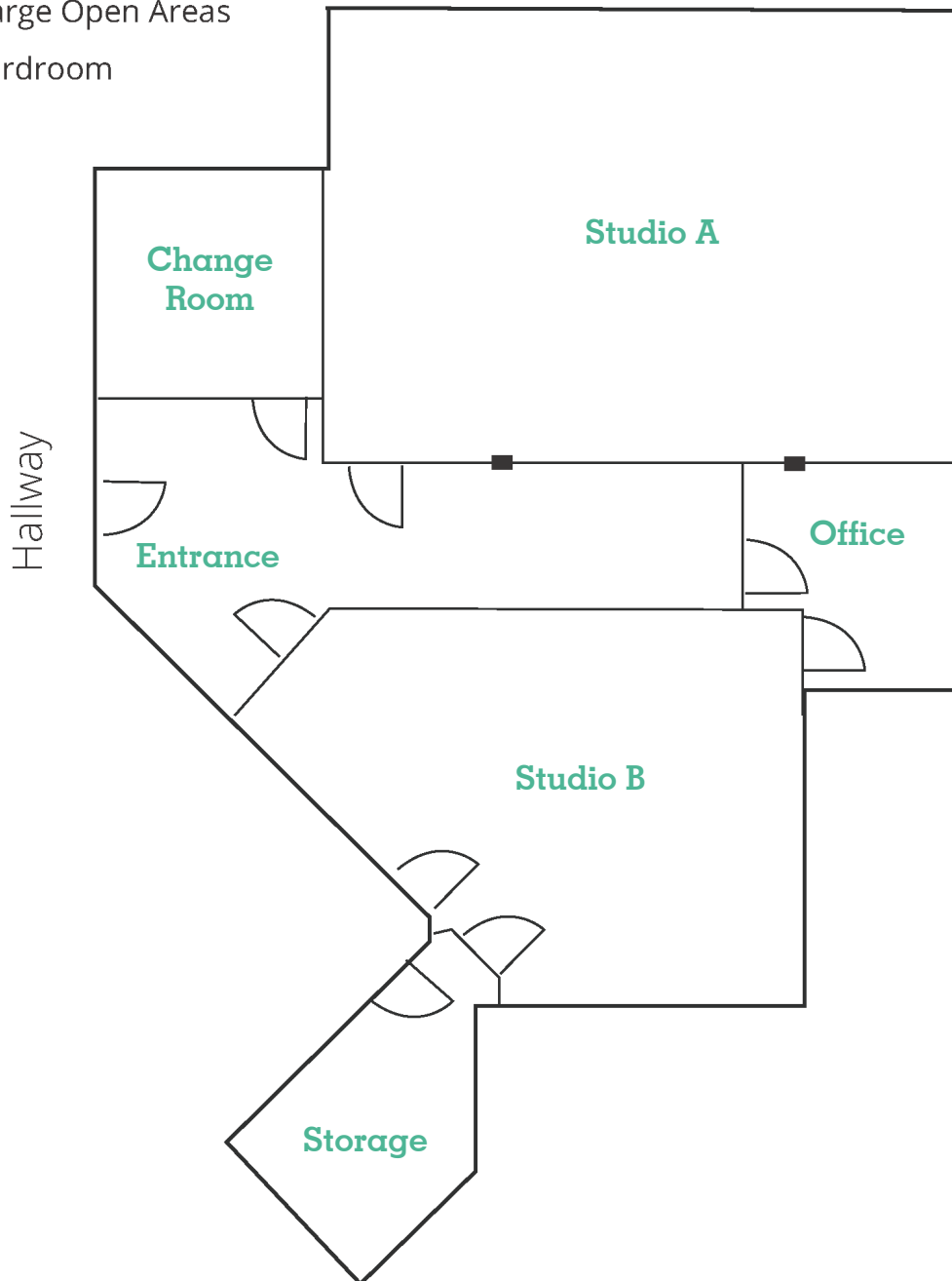
Surrounded by
amenities and personal
services



Ample Natural Light

Unit 6 | 3,657 SF

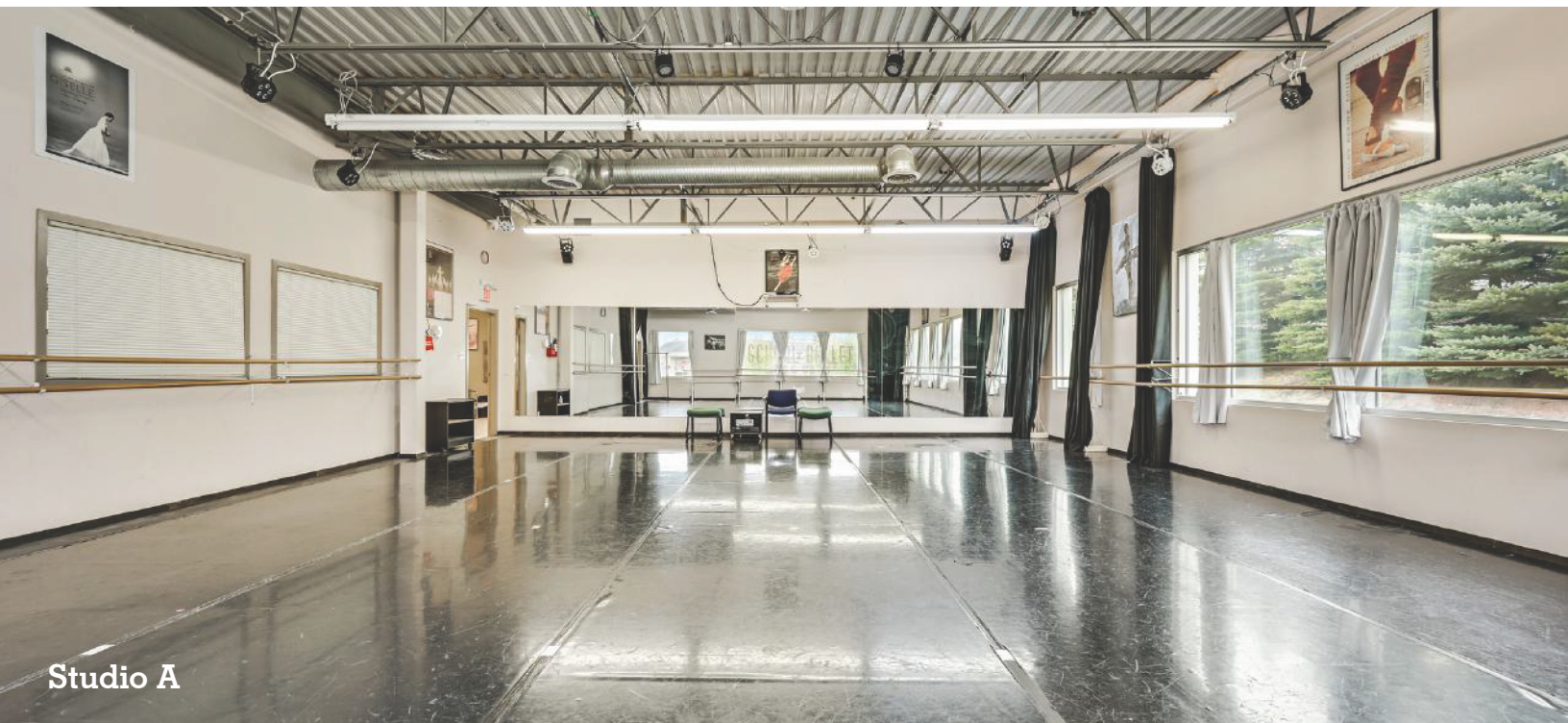
- Reception Area
- 2 Offices
- 2 Large Open Areas
- Boardroom



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Studio A

Property Description

200 Country Hills Landing is conveniently located within 5 minutes to Deerfoot Trail, 10 minutes to the Airport, and 15 minutes to downtown. It is surrounded by abundant amenities such as local restaurants, TNT Supermarket, Petro Canada, medical clinics, and many more.

Its first lot position and attractive curb appeal constitutes for excellent visibility in one of the fastest and largest growing communities of North West Calgary.

The building is professionally managed, allowing tenants to concentrate time on running their business.

It makes a great home to a range of businesses including: accounting, financial & wealth management insurance, law firms, consultants, engineering, sales, IT and related companies.

Particulars

Available:	Unit 6
Size:	3,657 SF
Price:	\$1,100,000
Price (PSF):	\$300.00
Condo Fees:	\$2,295.43/month
Property Tax:	\$1,660.50/month
Parking:	Ample Surface Parking
Parking Rates:	Free of Charge
Comments:	Signage Available

- Handicap Accessible
- Professionally Managed
- Tenant Controlled HVAC System

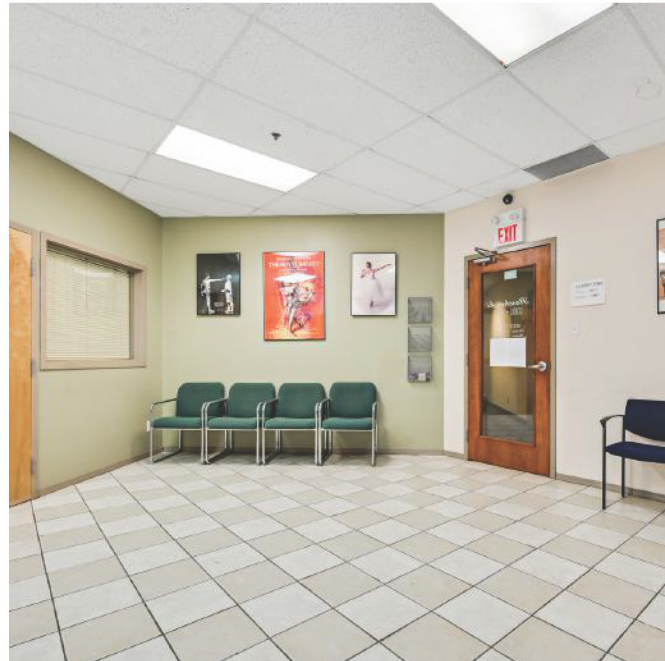
Rental Income: Current owner is generating steady income on variety of dance related tenants, with flexible lease terms. Contact broker for more information.



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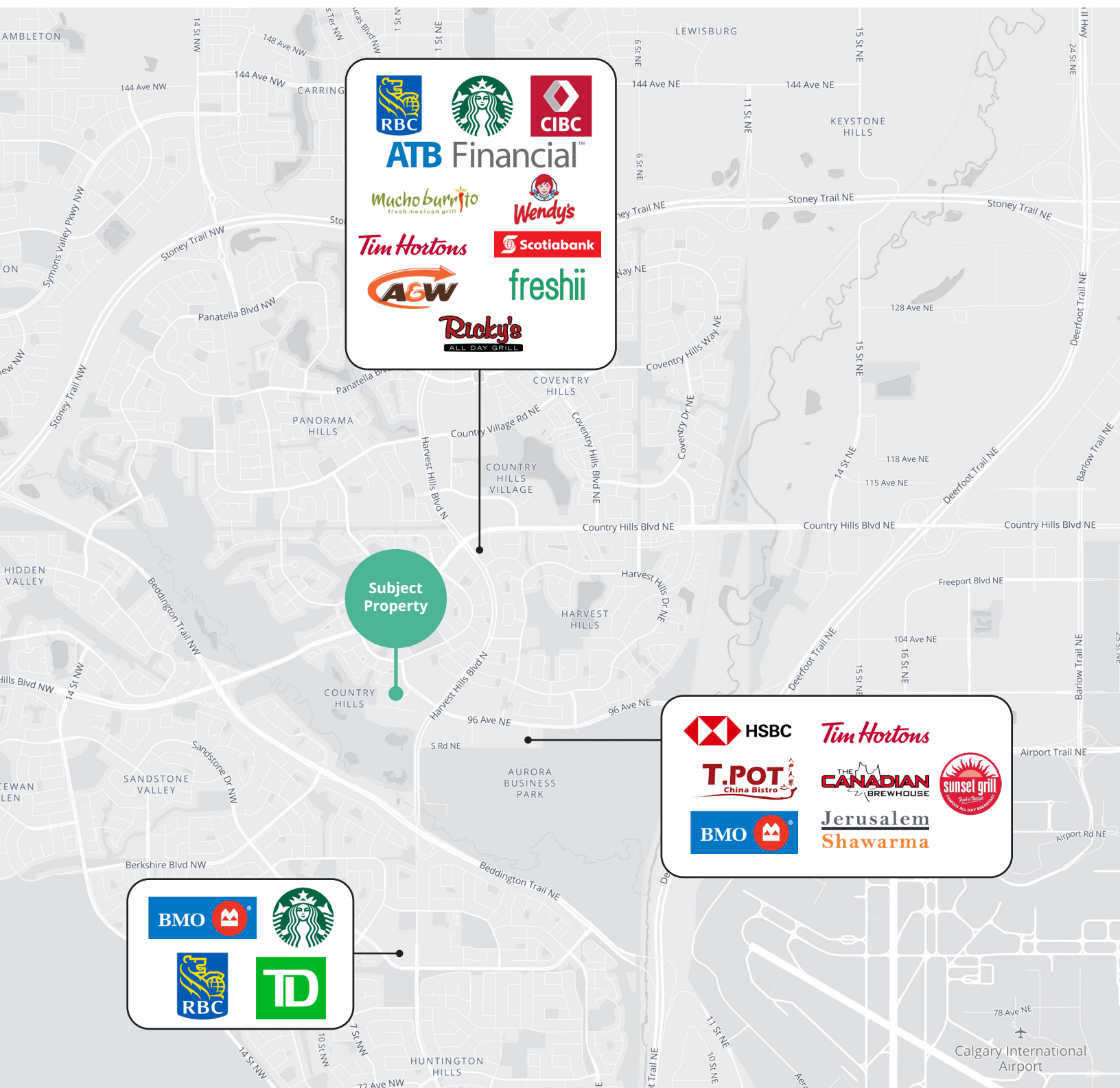
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For Sale

200 Country Hills Landing NW Calgary, AB T2K 5P3



Subject Property



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