

# FOR SALE

**Palliser**  
Realty & Management Corp.



Sunalta  
1733 - 10th Avenue SW  
Retail/Showroom/Office



**Jeff Buziak**

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**Palliser Realty & Management**

2005 - 10th Avenue SW  
Calgary AB T3C0K4  
www.palliserrealty.com

# Property Details

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*Sunalta*

**1733 -10 Avenue SW**

|                    |                                      |
|--------------------|--------------------------------------|
| DISTRICT:          | Sunalta                              |
| LEGAL DESCRIPTION: | Lots 3 & 4 Block 216 Plan 5380V      |
| ZONING:            | CC-X                                 |
| BUILDING SIZE:     | +/- 3,500 sq. ft.                    |
| SITE SIZE:         | +/- 6,500 sq. ft. (+/- .15 acre)     |
| YEAR BUILT:        | 1965                                 |
| ELECTRICAL:        | 200 amps 110/208 volts (New Service) |
| HEATING:           | Roof Top Units (2) 5 Ton units       |
| LOADING:           | DRIVE IN OVERHEAD DOOR 9' x 8'       |
| CEILING HEIGHT:    | 14'                                  |
| SALE PRICE:        | \$1,750,000                          |
| PROPERTY TAXES:    | \$31,451 (2026)                      |
| AVAILABLE:         | Immediate                            |

## FEATURES

- Prime location on a busy street
- within walking distance to Sunalta LRT Station
- Located in an active redevelopment area ideal for medical, retail or office use
- Secure, fenced rear compound with 10 on-site parking stalls



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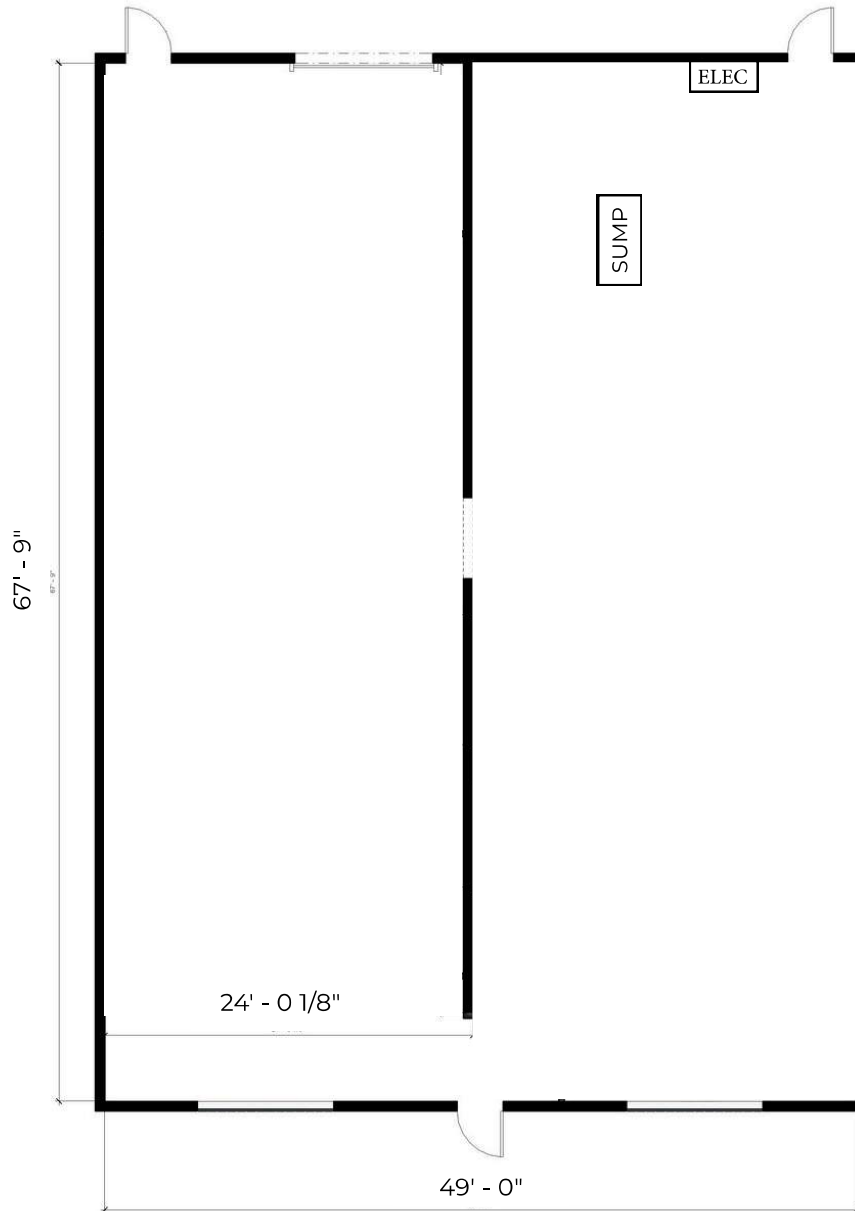
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# Floor Plan



Sunalta

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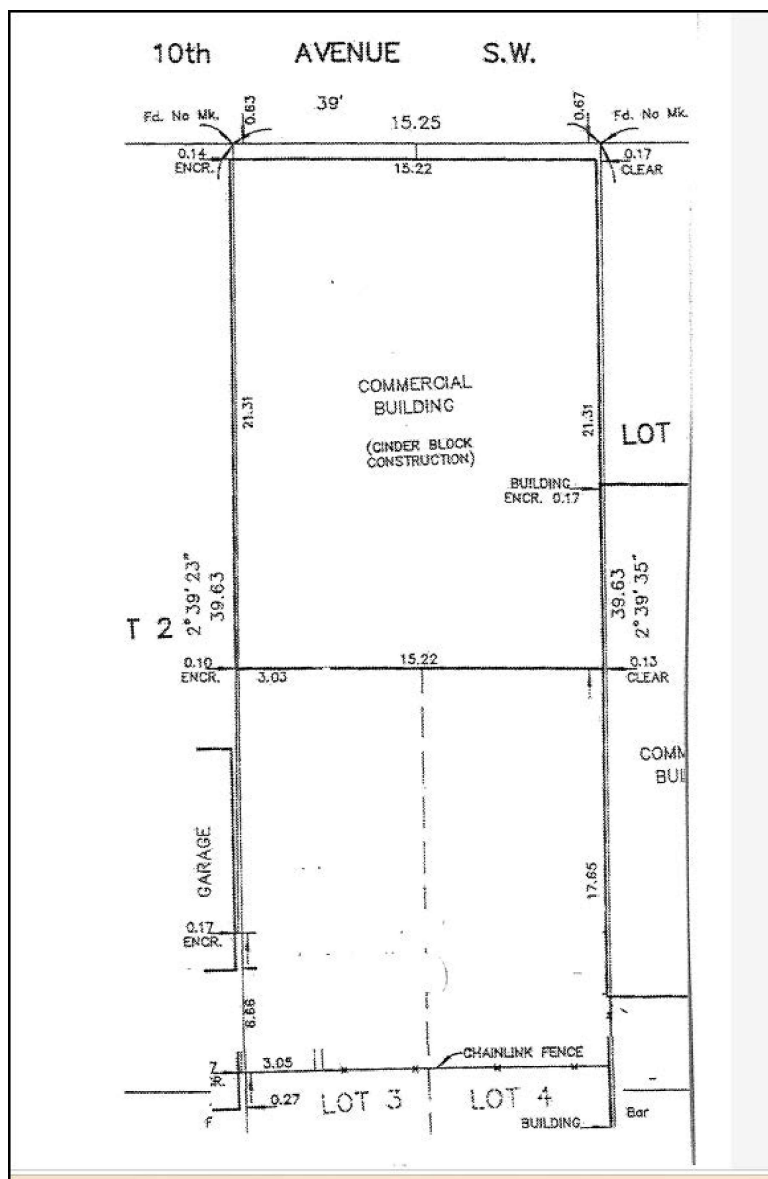
# Site Plan



Sunalta

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67' - 9"



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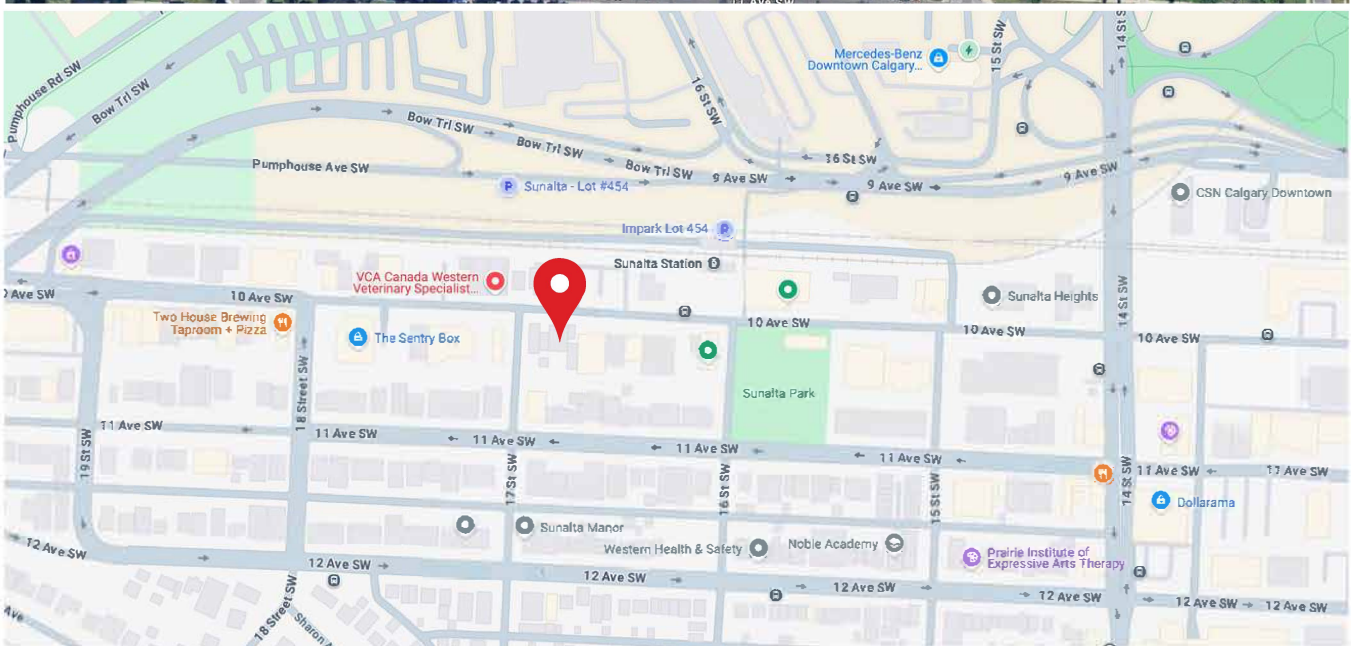
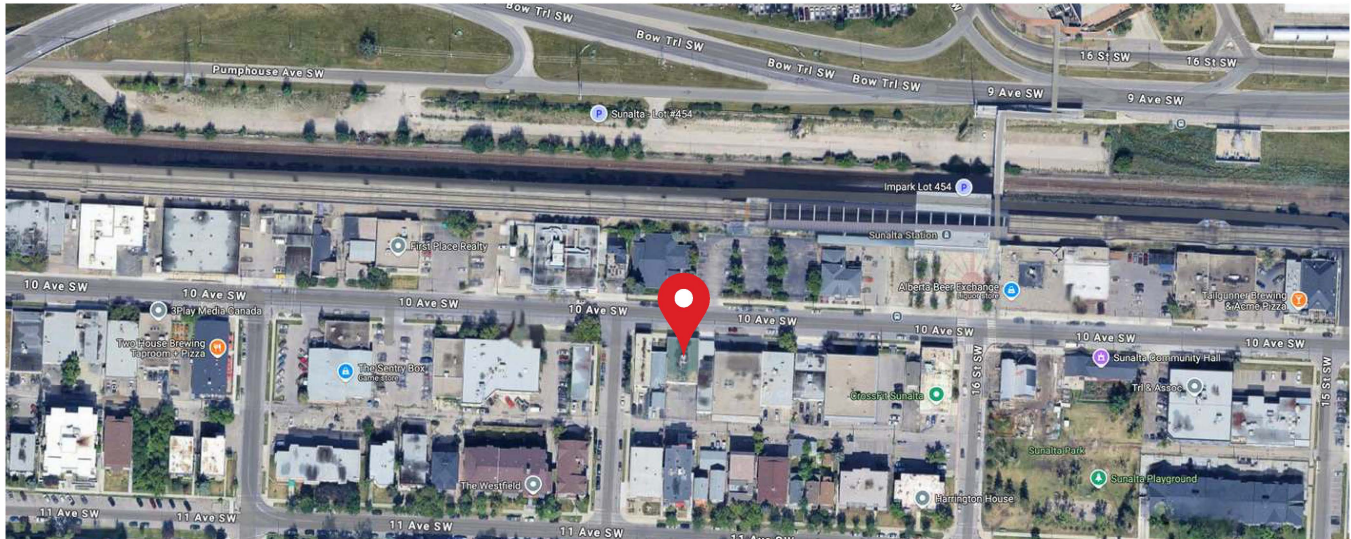
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# Location

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