

PROPERTY DETAILS

• Asking Price	\$848,800
• Size	2,054 sq ft
• Property Tax	\$13,893.91/yr

HIGHLIGHTS

- **Great value:** Priced well below market for 2,054 sq ft of downtown office ownership
- **Top location:** Connected to the Plus 15 network; 1 block to the C-Train; near major towers and the Courts Centre
- **Strong building features:** 2 elevators + on-site fitness facility
- **Shell space:** A true blank canvas to design your ideal build-out (owner-user or investor)
- **Easy parking:** Multiple nearby paid lots/parkades, many accessible via Plus 15

NORM Z. XU

REAL ESTATE ADVISOR

 (403)400-7007 CALGARY

 (604)671-1982 VANCOUVER

 team@calgarycommercialrealtors.com



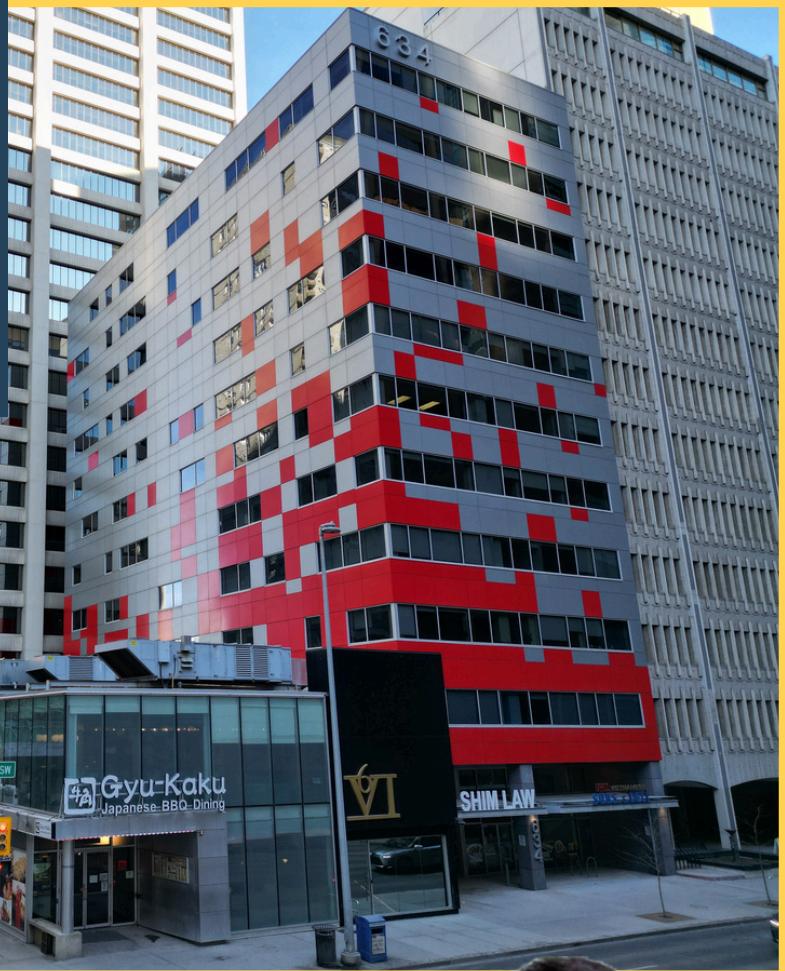
Office For Sale

BUILDING

HIGHLIGHTS

634 6th Avenue SW is a condo building in the heart of Downtown Calgary, offering a prime location for businesses. It's a modern **11-storey** property with a **high-end lobby**.

Connected to the Plus 15 skywalk network, it provides excellent **year-round walkability** and **convenient access to the C-Train/LRT, major downtown towers, and the adjacent Calgary Courts Centre**—ideal for firms seeking connectivity and a strong business address.



NORM Z. XU

REAL ESTATE ADVISOR

 (403)400-7007 CALGARY

 (604)671-1982 VANCOUVER

 team@calgarycommercialrealtors.com



Office For Sale

PLUS 15 NETWORK

Over 80 Bridges + 16 km of Walkways



NORM Z. XU

REAL ESTATE ADVISOR

 (403)400-7007 CALGARY

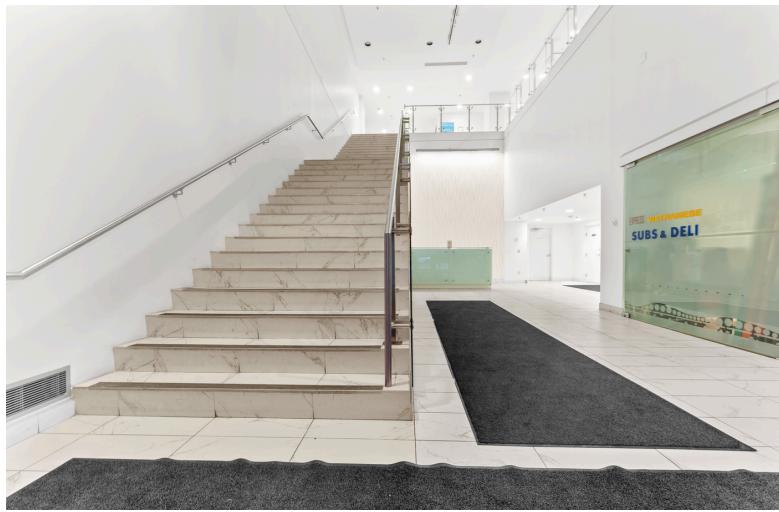
 (604)671-1982 VANCOUVER

 team@calgarycommercialrealtors.com



Office For Sale

LOBBY PHOTO



NORM Z. XU

REAL ESTATE ADVISOR

 (403)400-7007 CALGARY

 (604)671-1982 VANCOUVER

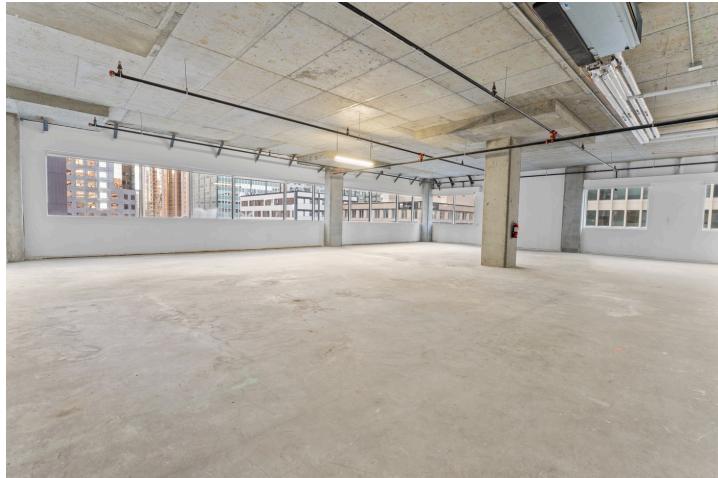
 team@calgarycommercialrealtors.com



Office For Sale

UNIT PHOTO



NORM Z. XU
REAL ESTATE ADVISOR

 (403)400-7007 CALGARY

 (604)671-1982 VANCOUVER

 team@calgarycommercialrealtors.com



Office For Sale

PARKING & TRANSIT



816 - 6th Avenue SW - Lot #224



Pacific Parkade - Vibe Parking
Connected to Plus 15



Impark Wildhorse South Lot



WB 7 Street SW Station
(Free Fare Zone)



EB 6 Street SW Station
(Free Fare Zone)



WB 4 Street SW Station
(Free Fare Zone)

NORM Z. XU

REAL ESTATE ADVISOR

(403)400-7007 CALGARY

(604)671-1982 VANCOUVER

team@calgarycommercialrealtors.com

