# \$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 181

Zoning C-COR2

### **Listing Details**

Listing Office Grand Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.