

FOR SALE

Palliser
Realty & Management Corp.



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



Jeff Buziak

403-807-2183
jeff@palliserrealty.com

Palliser Realty & Management

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

Property Details



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:	\$1,850,000
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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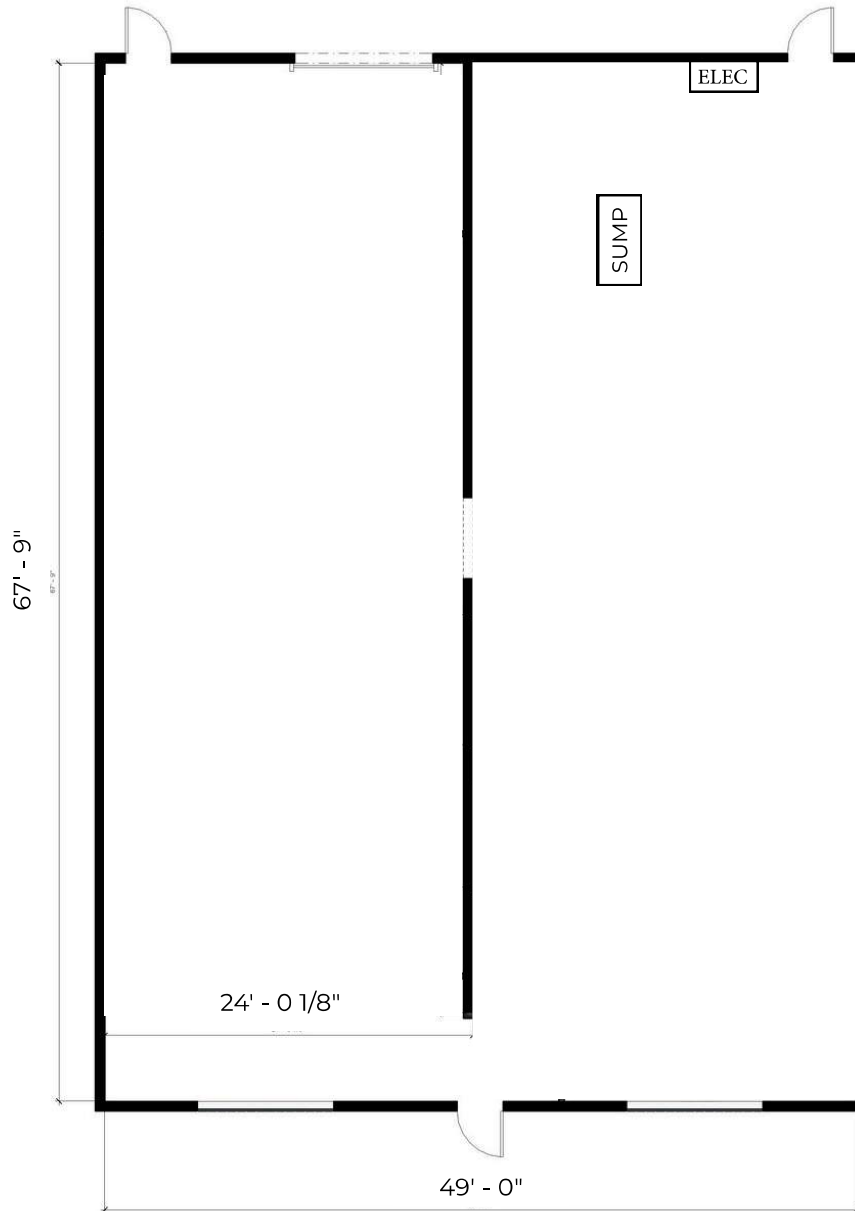
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Floor Plan



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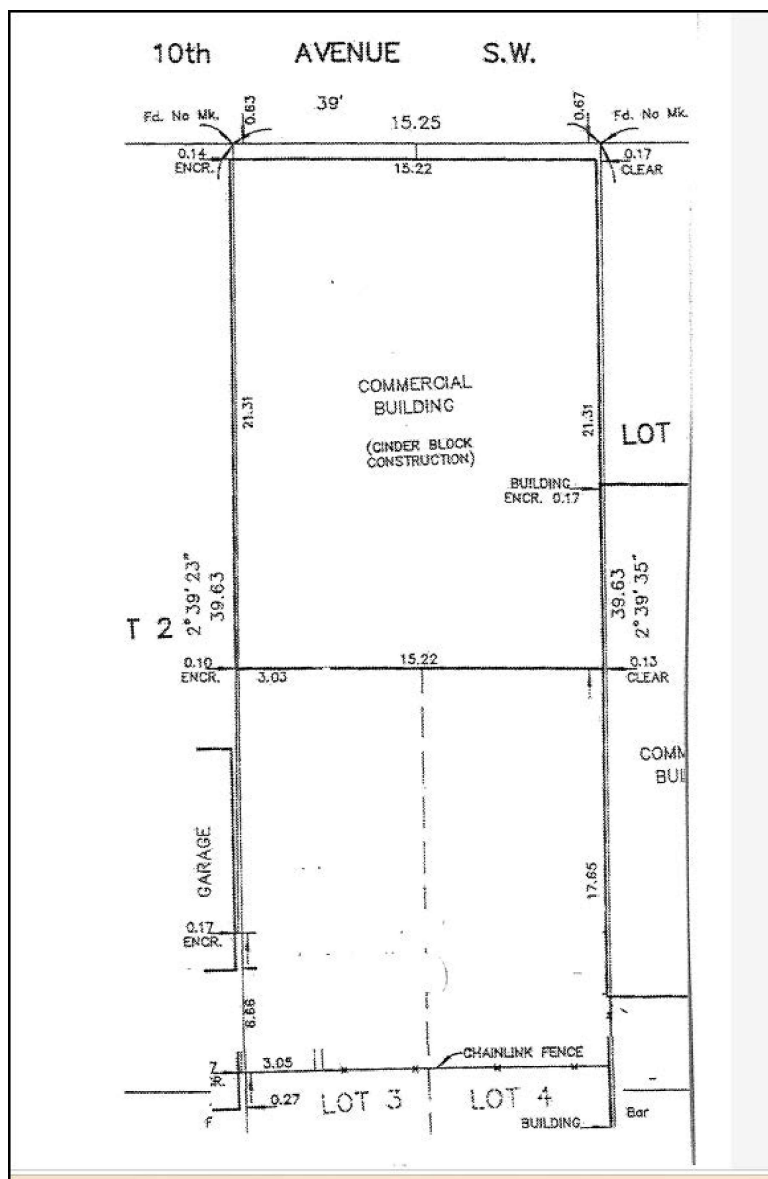
Site Plan



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67' - 9"



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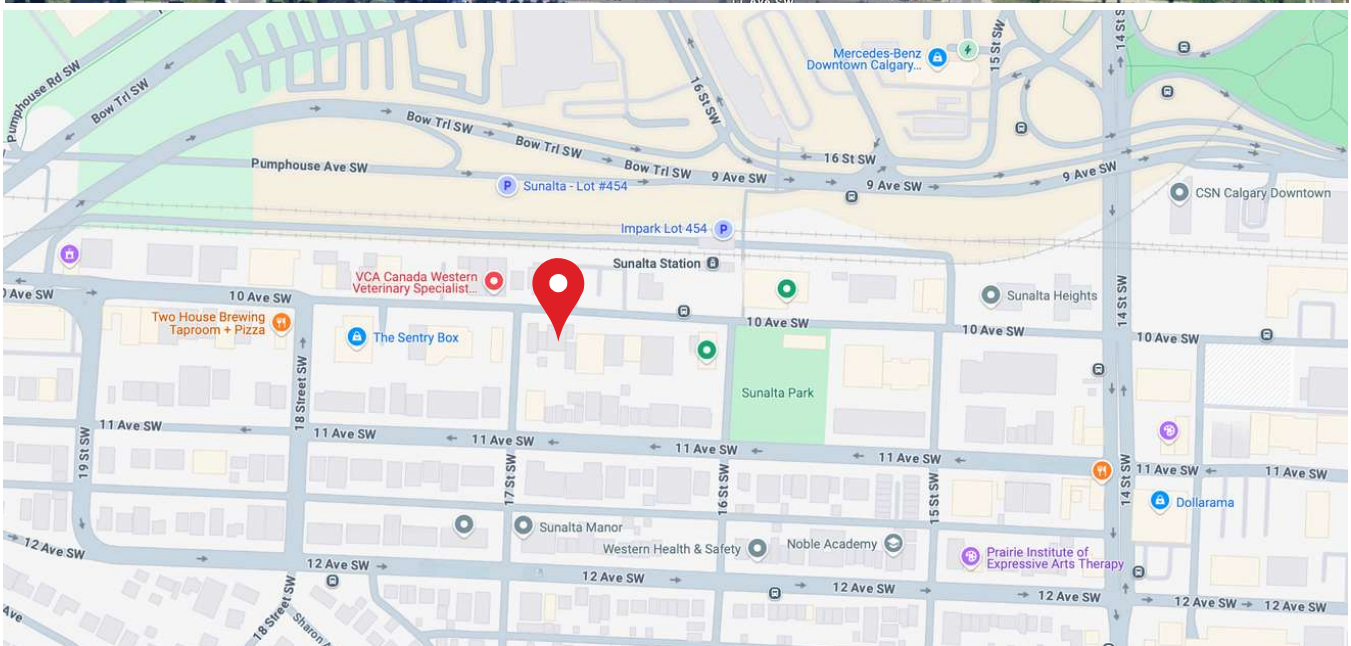
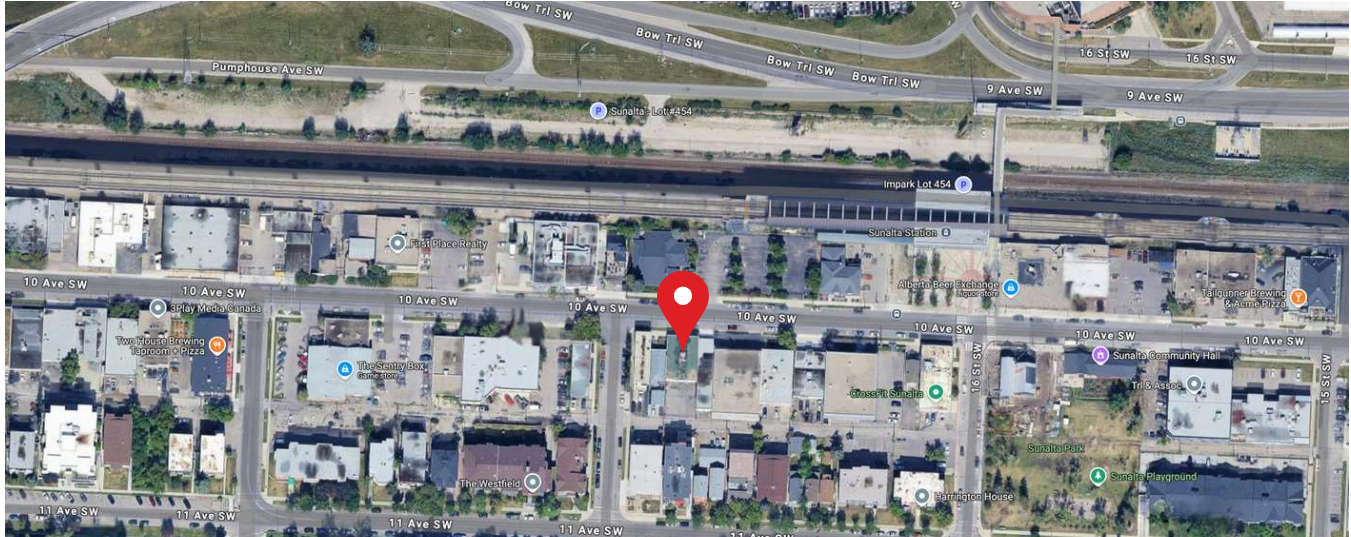
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