



Calgary SMI Commercial Real Estate Limited
Suite 107,
825 – 8th Avenue S.W.
Calgary, Alberta, T2P 2T3

Fax: (403) 263-2567
www.smicommercial.com

Contacts:
Jeffrey Garn
(403) 264-3020
jerg@smicommercial.com
David Watley
(403) 264-3490
dwatley@smicommercial.com

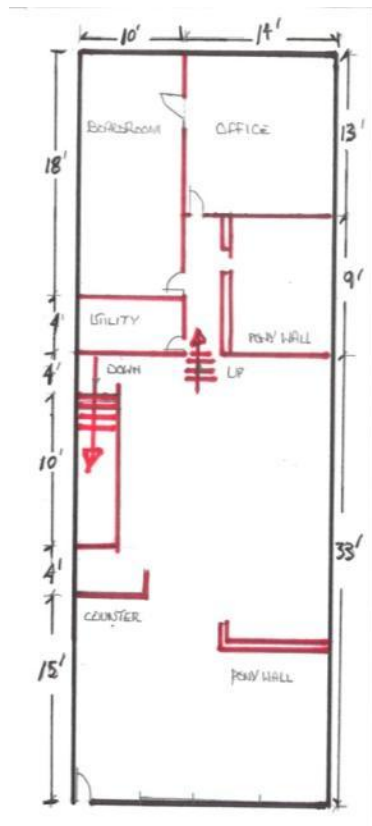
Office/Retail Building For Sale

1706 Centre Street N.E.
Calgary, Alberta



Main 1,325 sq. ft.
Bsmt: 1,032 sq. ft.
Total 2,357 sq. ft.

- Commercial Corridor -1 Zoning
- Currently configured as office
- Variety of retail uses permitted
- Ideal owner/occupier opportunity
- Annual signage income of \$5,544.00
- Potential redevelopment site
- 2011 Tax Levy: \$5,104.08



Main Floor
(Not to scale; representational only)



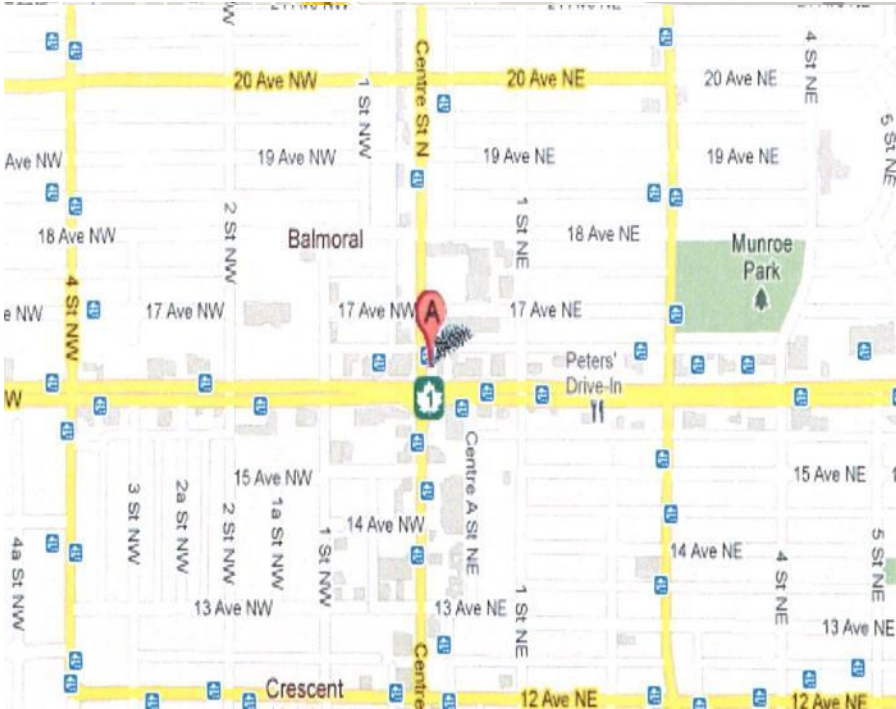
Legal Description:
Plan Calgary 21290
Block 1
Portions of Lots 17 & 18

➤ **Asking Price:**
\$550,000.00

For Sale

1706 – Centre Street N.E.

SMI
COMMERCIAL
REAL ESTATE



Main Floor Rear



Main Floor Work



Main Floor Reception

This package is intended for information purposes only. Recipients should not rely upon it for factual information. The information contained within this package is considered to be accurate but Calgary SMI Commercial Real Estate Limited does not warrant it to be so. Recipients should conduct their own investigations to determine the accuracy of information contained herein, including confirmation of land use. All information is subject to change without notice.