



SMI Commercial • Office Division

# Commercial Office Condo

Calgary SMI Commercial Real Estate Limited

1636, 246 Stewart Green S.W.  
Calgary, Alberta, T3H 3C8

[www.smicommercial.com](http://www.smicommercial.com)

Contact:

Mathieu Déry  
(403) 266-0777  
[mdery@smicommercial.com](mailto:mdery@smicommercial.com)



## #206, 5718 – 1A Street SW

CO-BROKER:

# GREY ROCK

Marketing Solutions Inc.

3402 – 8<sup>th</sup> Street S.E.  
Calgary, Alberta  
T2G 5S7

FAX: (403) 243-6432

[www.bobvesey.com](http://www.bobvesey.com)

Contact:

Bob Vesey\*  
(403) 243-7112  
[Bob@BobVesey.com](mailto:Bob@BobVesey.com)

\*financial interest in property

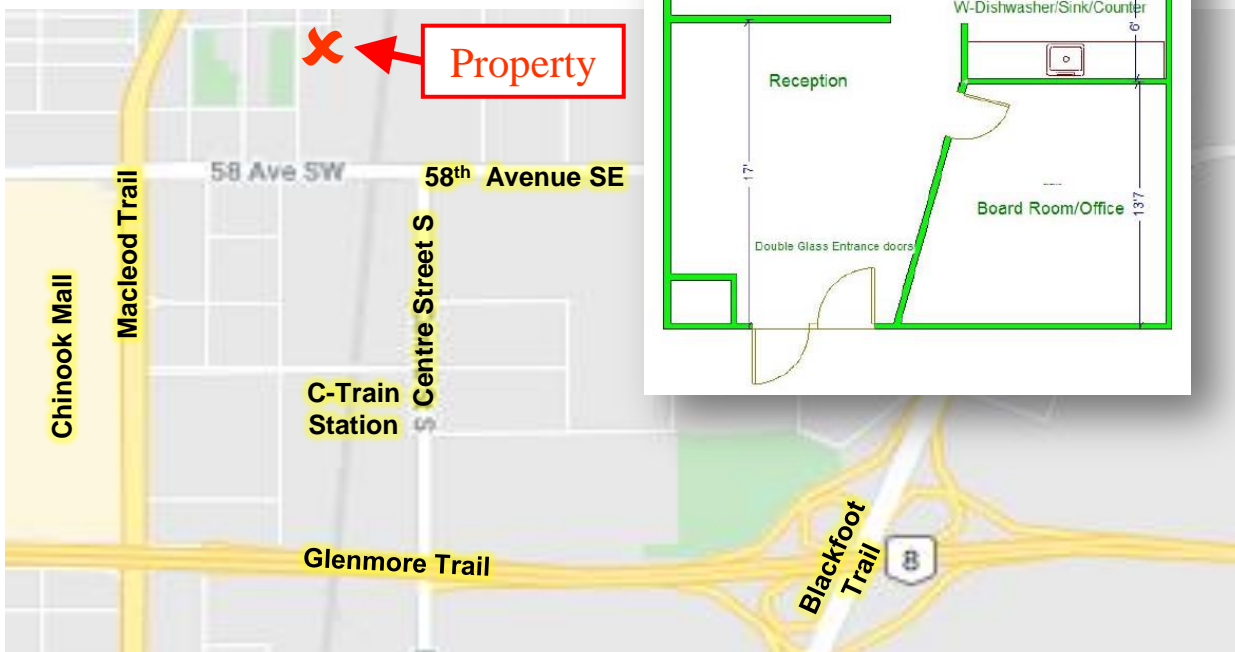
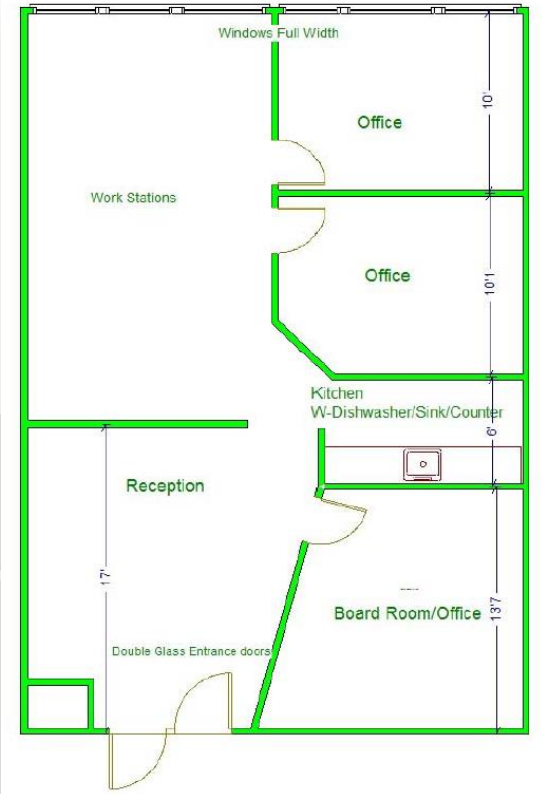
### 1,337 sq. ft.

- Reception, 2 offices, open area w. 2 workstations, kitchen & boardroom
- Furnishings available
- Recent, high-quality renovations
- 2 titled underground + 2 reserved surface parking stalls (market value \$20,000 - \$50,000 each included in purchase price)
- Common washrooms
- Two Common roof-top patios
- Full HVAC control
- Utilities included in fees

Condo Fees (2020):  
\$1,257.12 / mo.

Taxes (2020):  
\$5,016.00 / year

**\*Purchase:**  
**\$369,000.00**



Click or type for YouTube Virtual tour: <https://youtu.be/N9O3K6b0rDA>