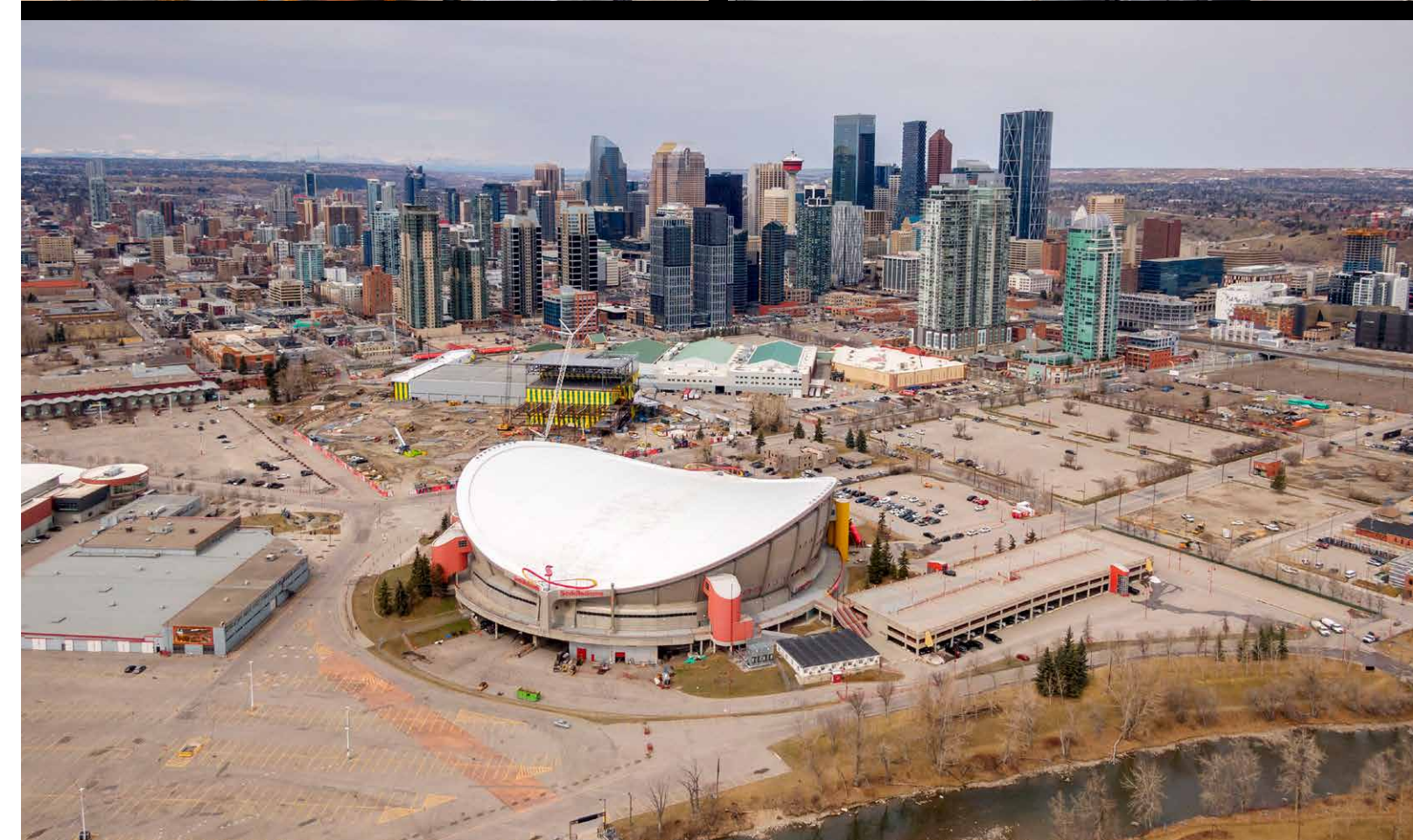


Arriva Investment Opportunity!
248-1111 OLYMPIC WAY SE



Chris Zaharko
Associate

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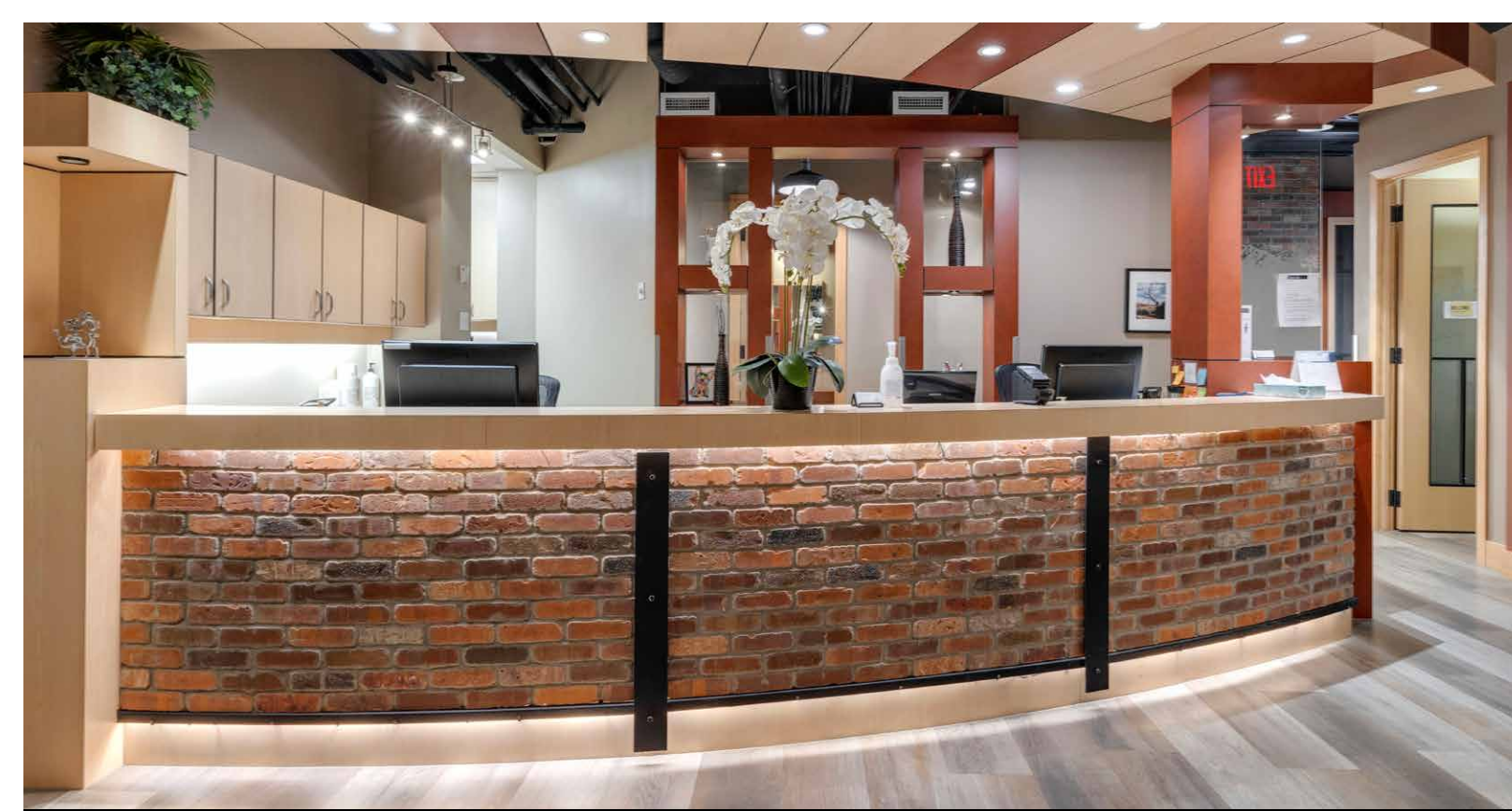
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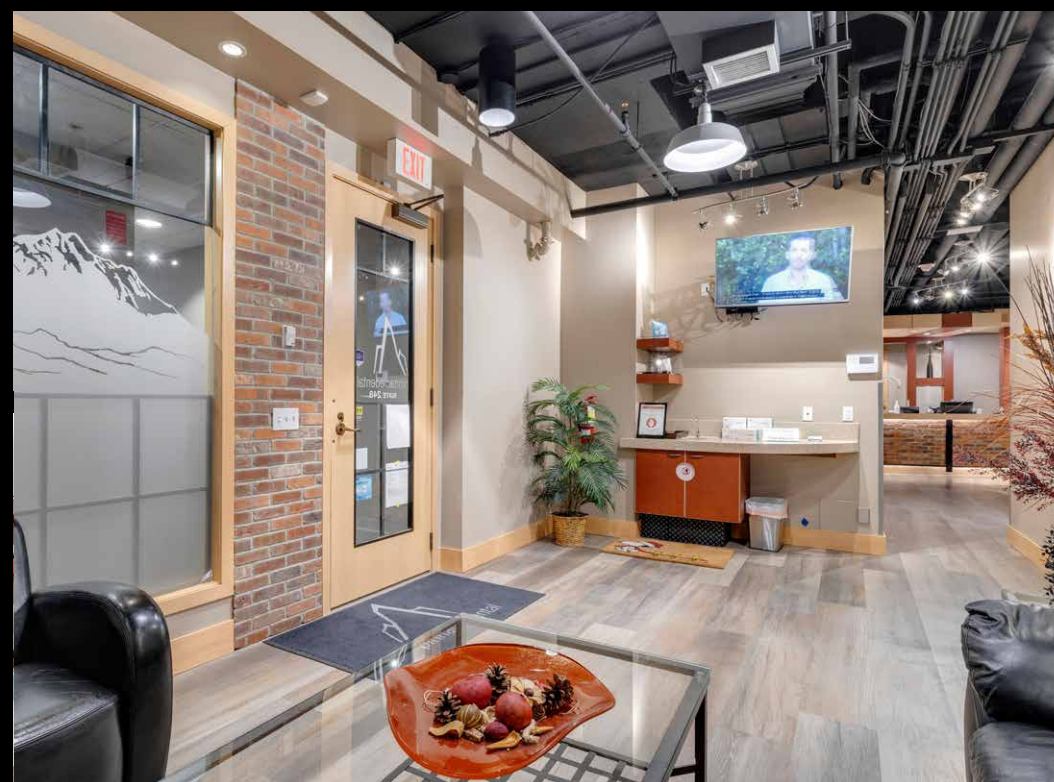
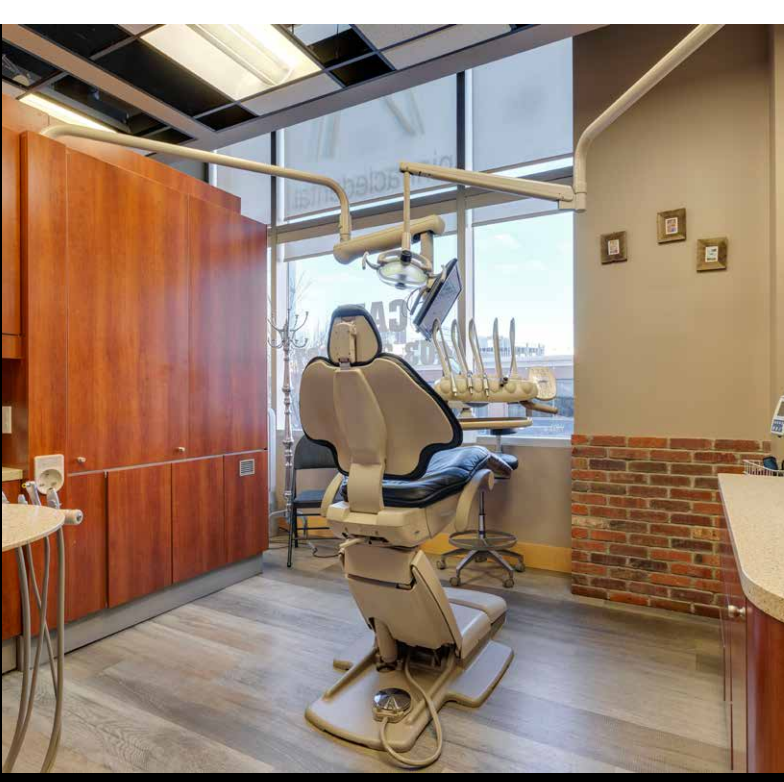
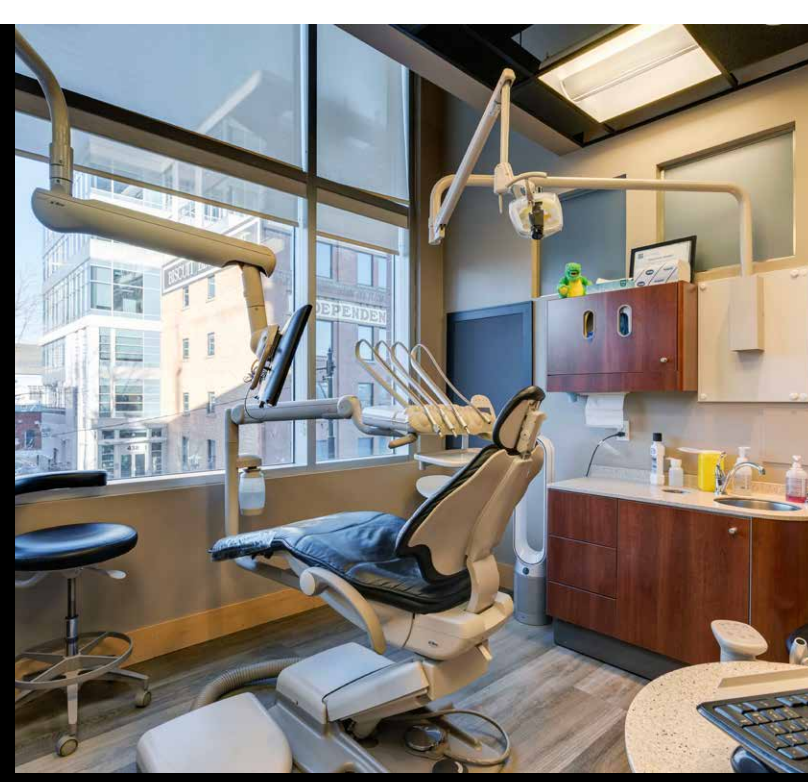
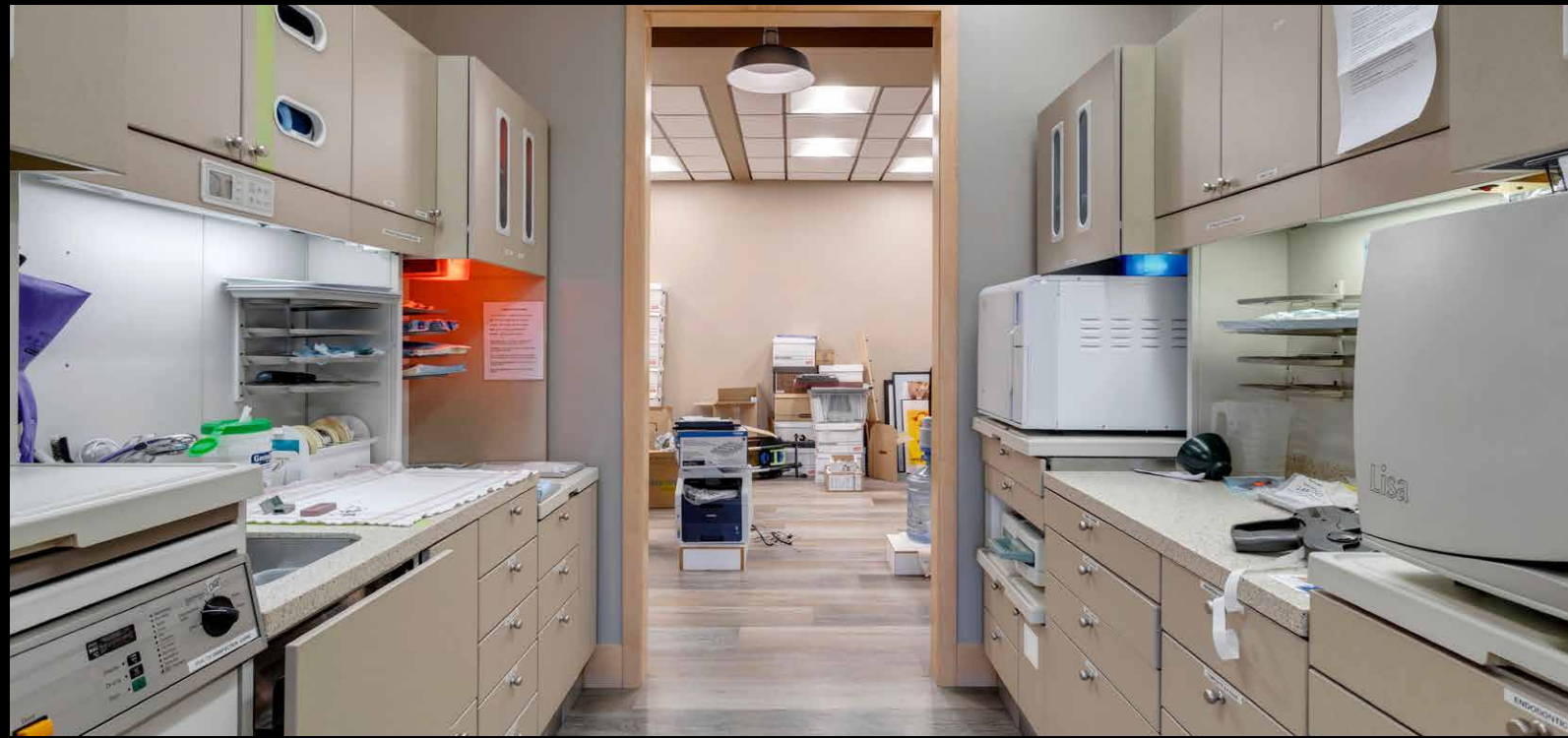
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MLS#: A2019387
 Taxes: \$24,566.00
 Condo Fees: \$34,546.98 per annum
 Year Built: 2007
 Style: Single Level / Mixed Use
 Parking: 5 Titled Secured

Underground Size: 3,267 sq ft
 Location: 2nd Floor
 Access: Interior
 Elevator Access: Yes
 Area: Beltline
 Current Use: Dental Practice



Available to Own or Lease! Situated in Arriva Commercial, this 3,266 sq ft commercial condo is currently operating as a dental practice. Located on the 2nd floor and facing 11th Ave SW, this is a prime location for any professional service. Steps to the BMO Centre and Saddledome and walking distance for residents of the East Village and Inglewood. 5 minute walk to the Stampede Park LRT. The current layout includes 6 work/office areas, large reception and lobby, lunch/staff room, storage/flex rooms, 2 washrooms, laundry area and 4 treatment areas. Small changes would make this a practical working space for any business. Includes 5 titled, underground parking spaces are included with this space. The building has dedicated visitor parking as well as ample area parking. Utilize for a private office or professional practice.

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Lease Details

Occupancy: Negotiable
 Net Rent: Negotiable
 Terms: 5 Years +

Parking: Includes 5 Underground Stalls
 Building Hours: 7:30 am - 5:30 pm Mondays - Fridays
 10:00 am - 6:00 pm Saturdays -

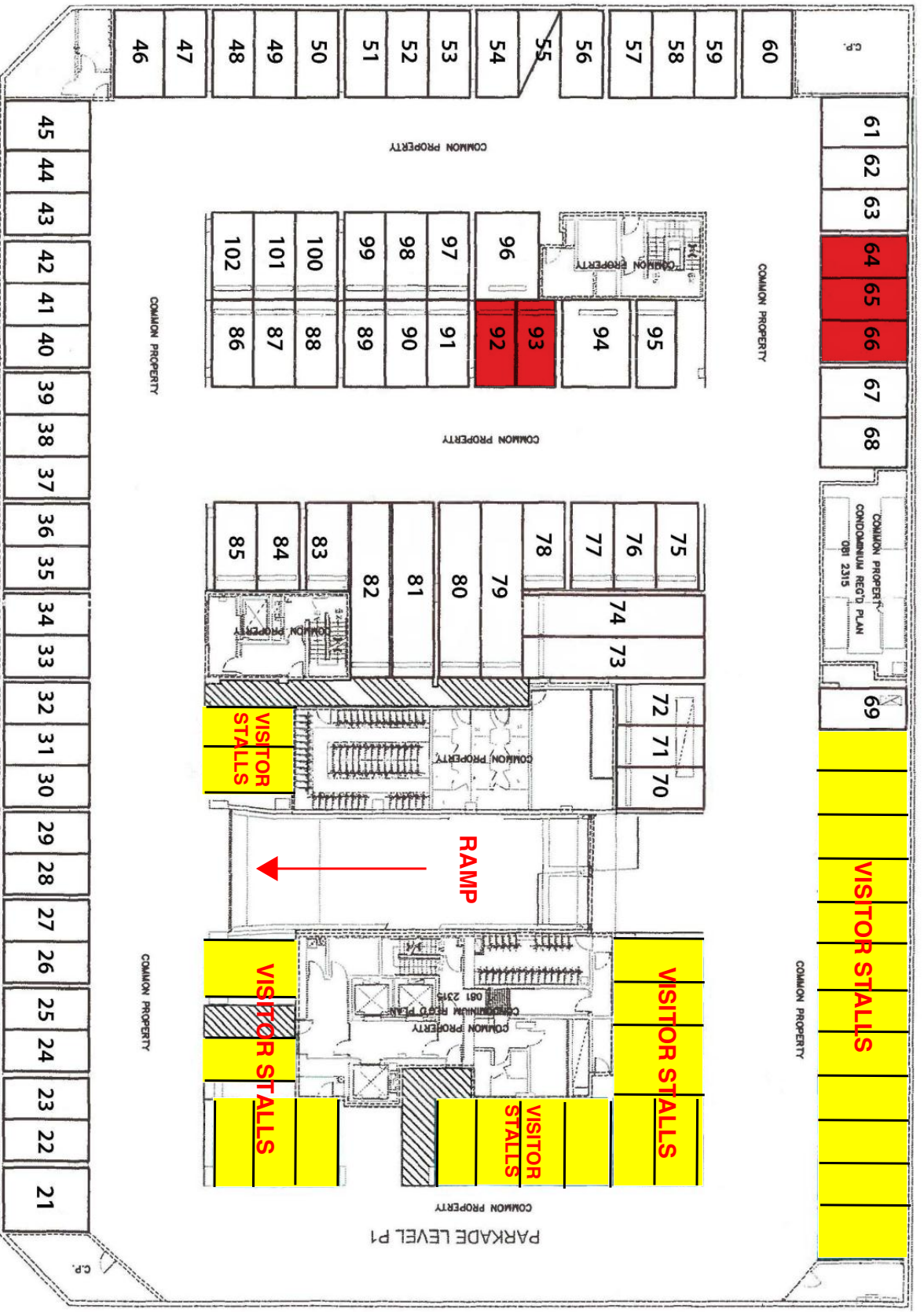
Location Features

- Walking Distance to Downtown Core
- Transit Stop Outside Building
- Nextdoor to the new Calgary Event Centre
- Short walk to Stampede LRT Station



248-1111 Olympic Way SE, Calgary, AB

Main Floor Exterior Area 3,502.93 sq ft
Interior Area 3,266.93 sq ft



248-1111 Olympic Way SE, Calgary, AB

Arriva Parkdale
Level 1



Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER