

# Sale

## Units 101 & 103, 11420 - 27 St SE



### HIGHLIGHTS/FEATURES

- Desirable main floor unit in medical specialized building
- Office Space professionally finished with many private offices
- Year built: 2008, Renovated in 2015
- Private underground parking available
- Ample surface parking
- Quick access to Barlow Tr. and Deerfoot Tr. Close proximity to Quarry Park
- Walking distance to BRT bus zones, plus Green Line construction has started

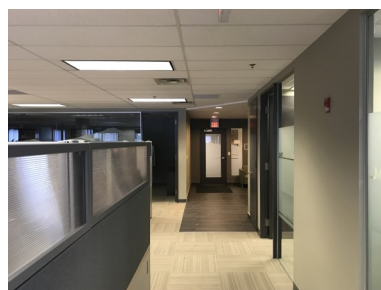
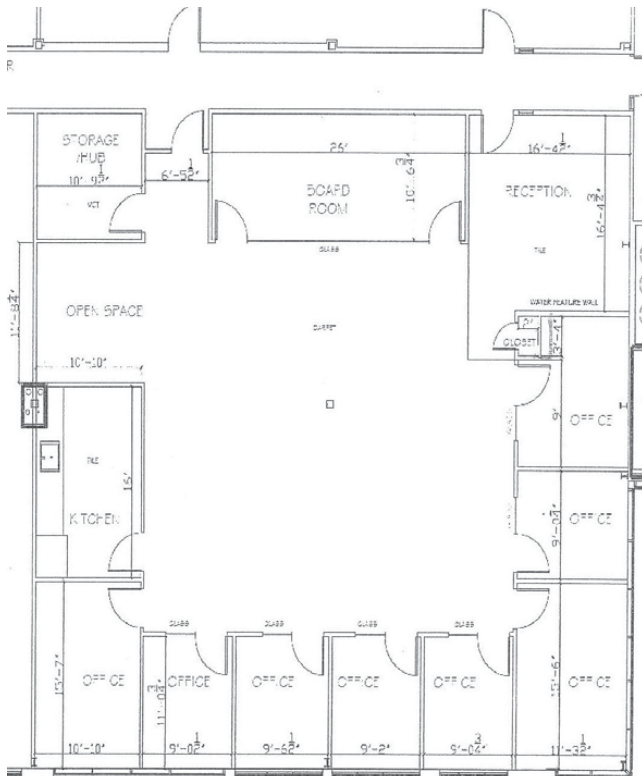
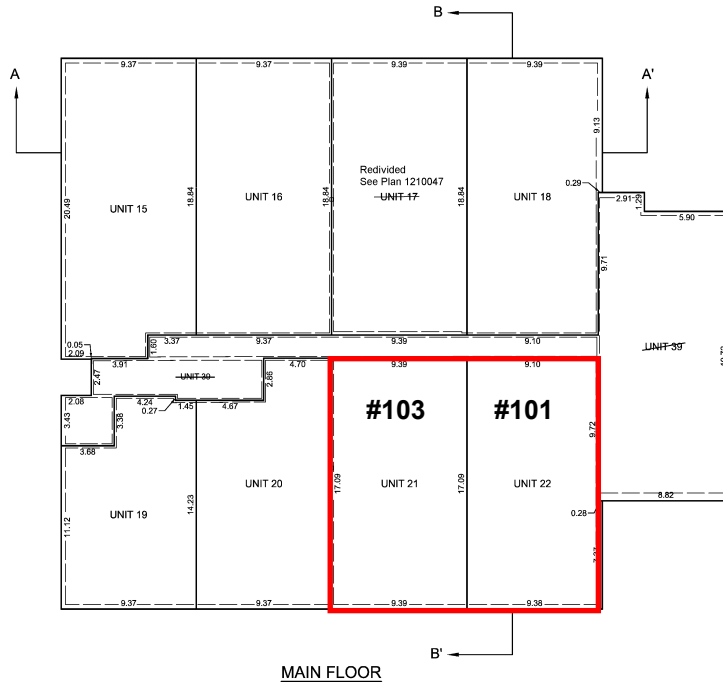
### PROPERTY INFORMATION

Legal:	Plan 0815663; Units 21 & 22 Estate: Fee Simple title	
Area:	3,900 sq. ft. Main floor visibility West facing Unit	
Zoning:	IB Zoned	
Sale Price:	\$824,900.00	
Taxes (2020):	\$24,851.58	(\$6.12 psf)
Condo Fees:	\$2,131.69/month	(\$6.56 psf) (incl. .utilities)
Note:	Suite renovated in 2015 with nine offices, boardroom, open concept, attractive front reception area	

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### THE SPACE





# Sale

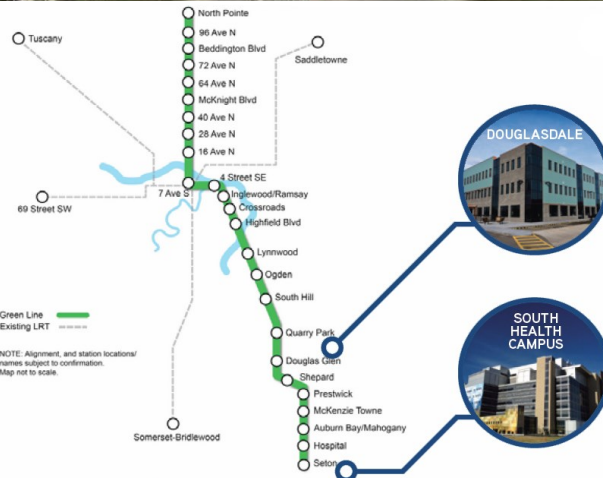
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### LOCATOR MAP / FUTURE LRT



#### FUTURE LRT SERVICE

Construction of the SE leg of the LRT is expected to be complete by 2026.



Commercial Real Estate Services

3, 7725 - 46 Street SE Calgary AB T2C 2Y5 403-253-3060 [www.target-realty.com](http://www.target-realty.com)

**Aaron Gunn**  
Agent, Sr. Negotiator  
403-200-4026  
[aaron@target-realty.com](mailto:aaron@target-realty.com)  
[www.topcommerciallistings.ca](http://www.topcommerciallistings.ca)



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