

FOR SALE OR LEASE > MEDICAL/OFFICE CONDO

Chaparral Professional Centre

1800 - 194TH AVENUE SE, CALGARY, AB



900, 335 - 8th Avenue SW
Calgary, AB T2P 1C9
www.collierscanada.com



Property Highlights

Located in Calgary's rapidly developing Southeast quadrant, Chaparral Professional Centre provides a one of a kind opportunity to own or lease this second floor condo unit in a new steel and concrete development. Convenient access and egress via MacLeod Trail and 194 Avenue SE or Stoney Trail gives owners/tenants multiple routes in and out as well as fast travel (approximately 10 minute commute) to the new South Health Campus.

MATT LANNON
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About Chaparral Professional Centre

With stunning views of Chaparral Valley and the Blue Devil Golf Course, this medically zoned property offers a healthy base of existing medical related tenancies servicing the neighboring communities of Chaparral, Walden and Legacy.

PROPERTY INFORMATION

AVAILABLE UNIT:	Unit 2250 - 4,535 SF (Sellable SF)
LOCATION:	2 nd Floor (elevator or stair access)
PURCHASE PRICE:	\$1,850,000.00
2016 CITY ASSESSMENT:	\$1,980,000.00
LEASE RATE:	Contact Agent
PARKING:	6 stalls per 1,000 SF (free of charge)
SIGNAGE:	Building and pylon signage
OCCUPANCY:	Available immediately
IMPROVEMENTS:	Turnkey improvements package available
CONDO FEES:	\$2,000/month (utilities and janitorial separately metered)
HVAC:	2 exclusively dedicated rooftop units



Existing Tenants

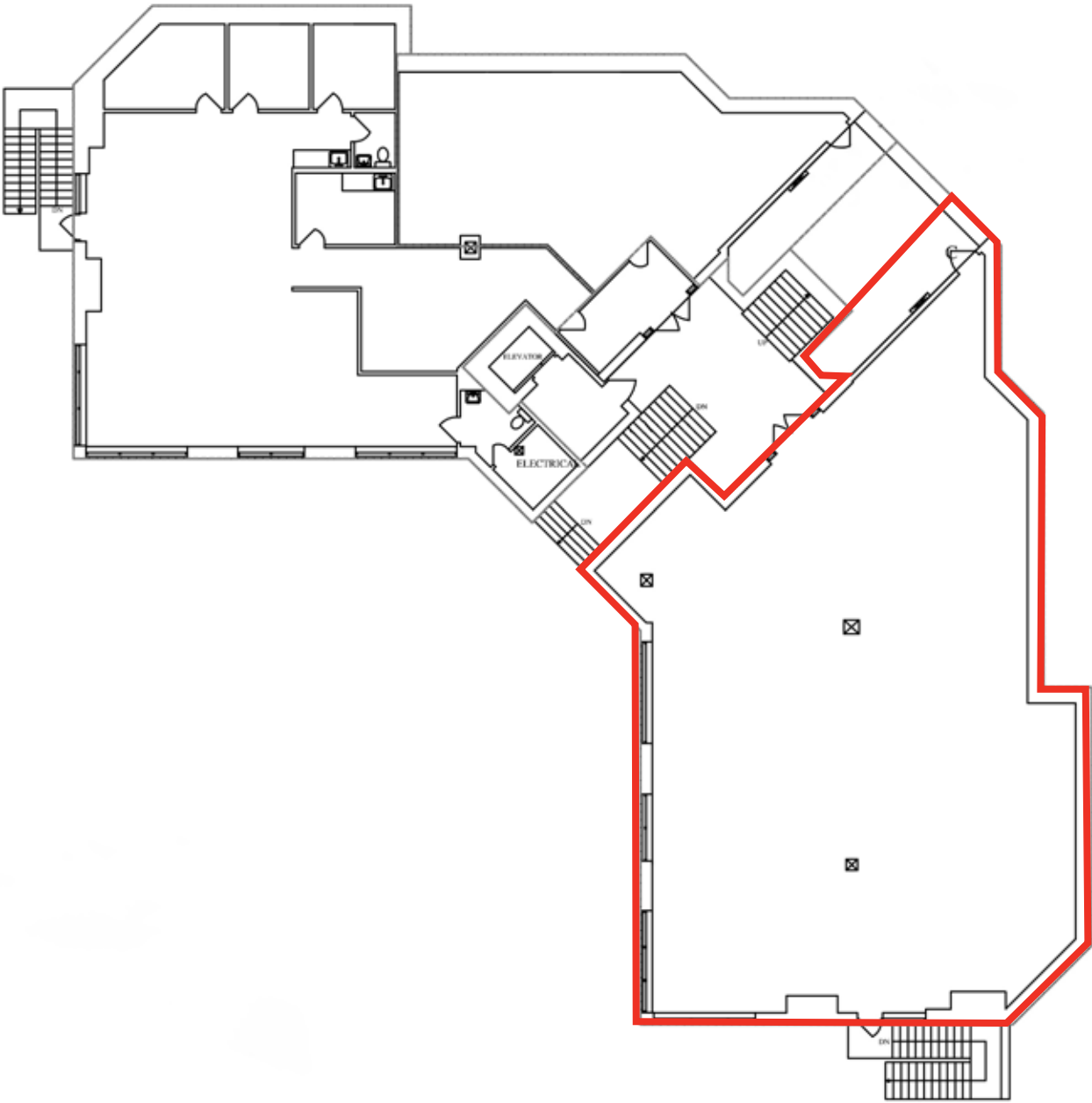


Photos



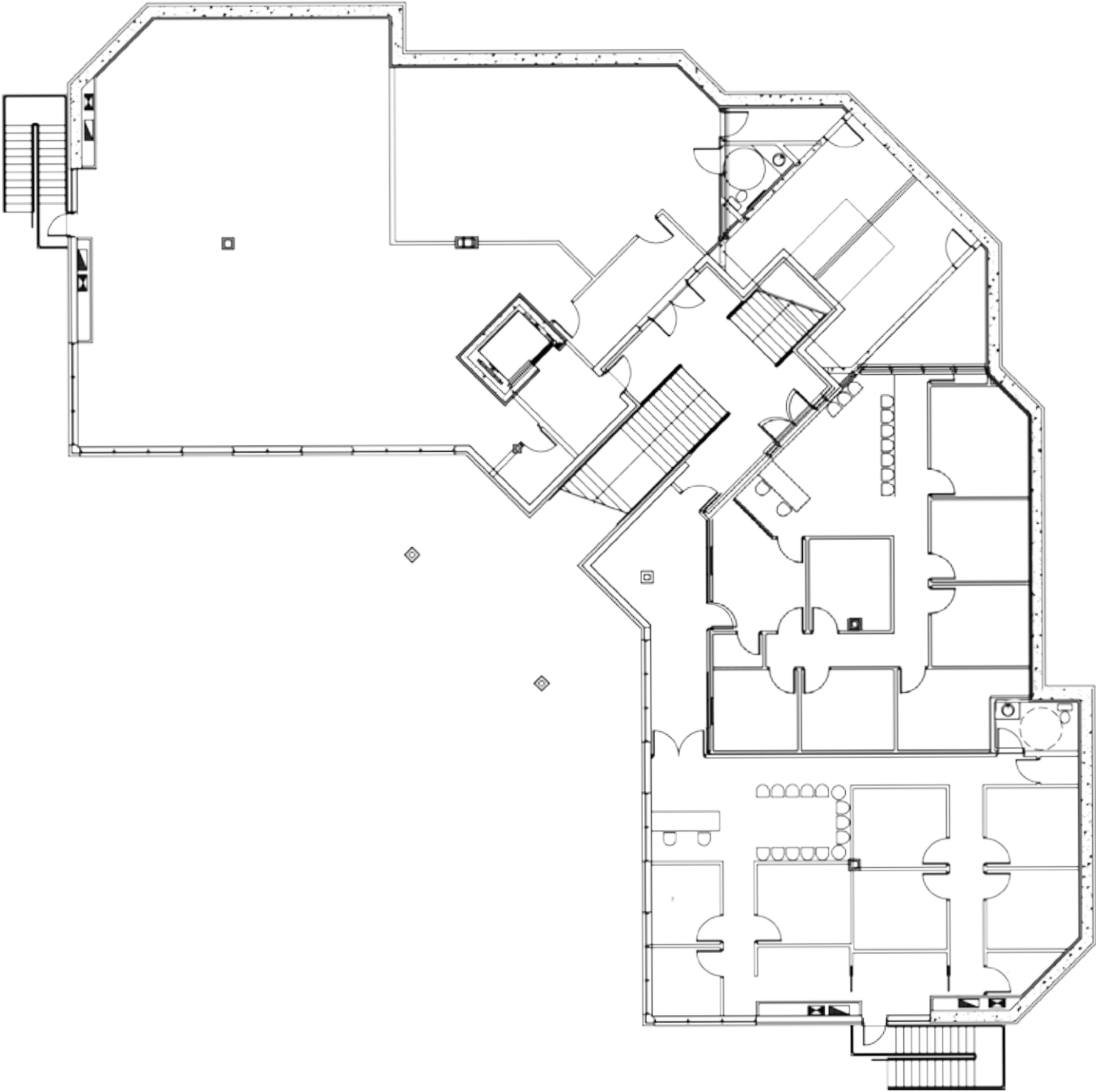
Floorplan - Base Building Condition

Unit 2250: 4,535 SF



Floorplan - Proposed Multi Occupant Layout

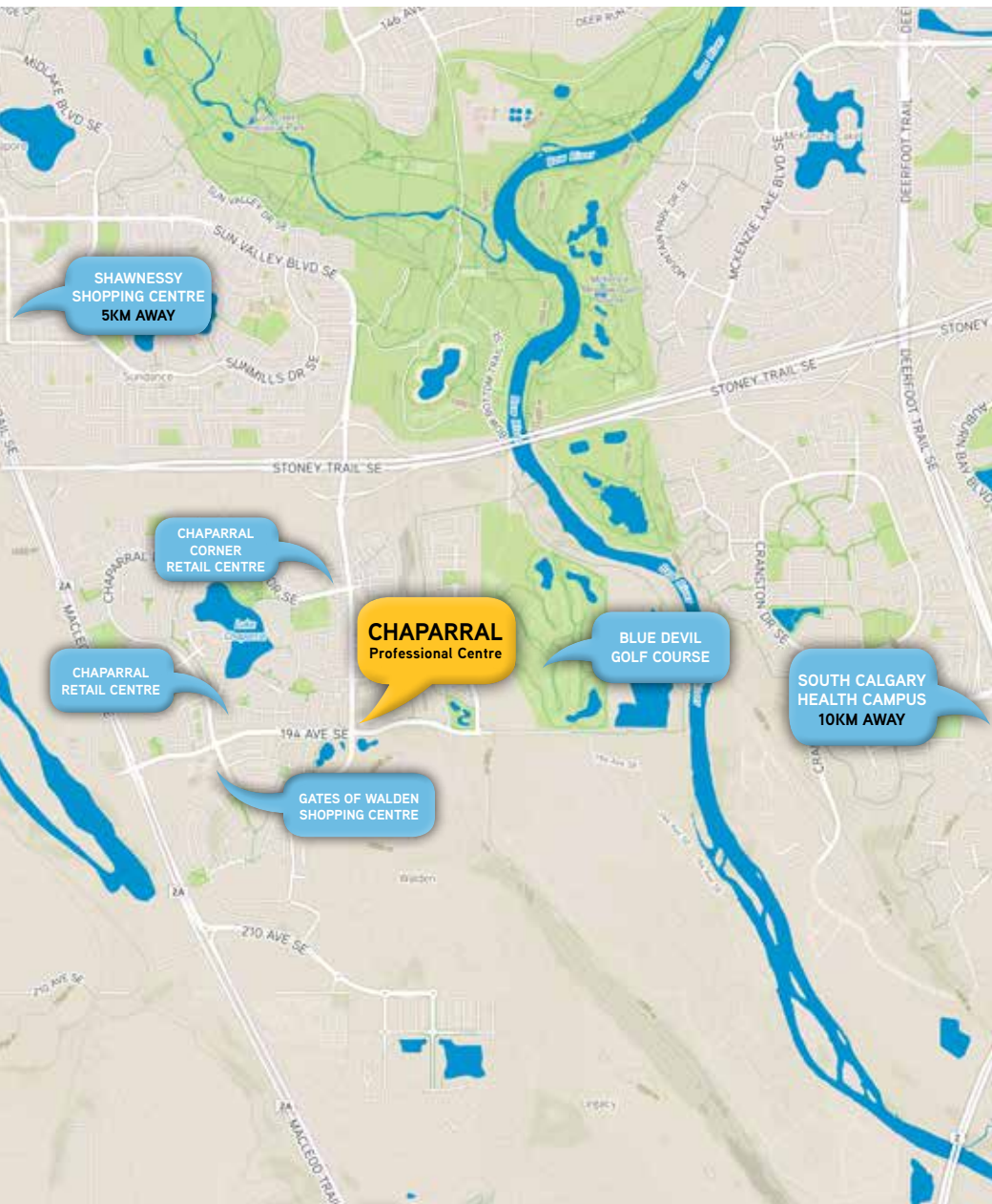
Space Planning Services Available for Single Use Occupants



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Amenities at Shawnessy Shopping Centre:

Dairy Queen	CIBC	Sobeys
Burger King	TD Bank	Co-op
Mcdonald's	The Home Depot	Superstore
Safeway	Canadian Tire	Walmart
Sportchek	Chapters	Hudsons Taphouse
Original Joe's	Subway	Michaels



Contact Us

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