FOR SALE
OFFICE/MEDICAL PROFESSIONAL BUILDING

Sunbow Professional Centre
2004 14th Street NW, Calgary, Alberta

Site allows for additional density

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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www.barclaystreet.com
PROPERTY IDENTIFICATION

MUNICIPAL ADDRESSES:
2004 14th Street NW,
2008 14th Street NW,
1424 19th Avenue NW,
1427 20th Avenue NW,
Calgary, Alberta

ZONING:
C-O f1.0h10 (Commercial Office)
C-COR2 f1.0h10 (Commercial Corridor 2)
R-C2 (Residential Contextual One/Two Dwelling)

SITE:
The entire site possesses one single storey 857 sq. ft. single user building, one two storey 21,370 sq. ft. multi tenanted building and one 1,240 sq. ft. residential house. A total of 67 (more or less) parking stalls are available on site.

MECHANICAL SYSTEMS:
The main building has fourteen (14) roof top HVAC units that work to heat and cool the entire building. There are three (3) forced air units on the roof that support the entire building. Each floor have their own electrical rooms. The building is equipped with 3 phase, 400 amp service. The building located at 2008 14th Street NW has a roof top air conditioning unit with an in suite furnace.

CONSTRUCTION:
The main building was constructed using a wood frame behind clay brick and corrugated metal panels. The entire roof was replaced in 2008 and is a torch on structure.

IMPROVEMENTS:
Each floor has men's and women's washroom that have been recently renovated. A KONE elevator provides service to the second floor.

SITE AREA:
1.13 acres (49,335 sq. ft.)

BUILDING AREA (RENTABLE):
22,227 sq. ft.

YEAR BUILT:
1981/1984

PROPERTY TAXES (2012):
$73,278.38

PRICE:
$6,900,000.00
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TRAFFIC COUNTS

31,000 average daily (weekday)
45,000 average daily (weekday)

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