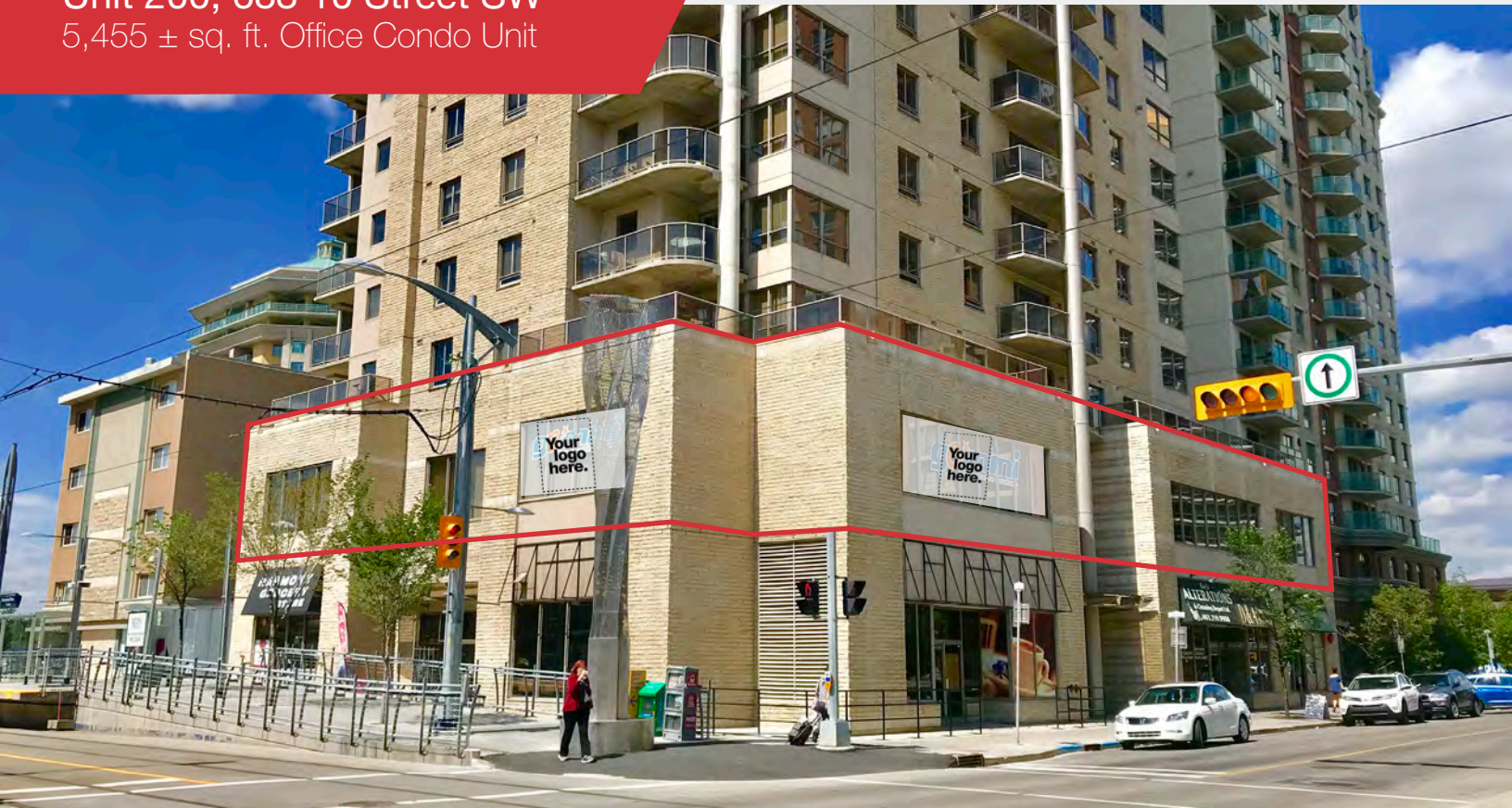


**FOR SALE**

**Unit 200, 683 10 Street SW**  
5,455 ± sq. ft. Office Condo Unit

**NAI Advent**  
Commercial Real Estate Services, Worldwide.



## Property **Features**

- 15 exterior offices with plenty of natural light, a boardroom, 2 kitchenettes, mens & womens washrooms, and a space for additional interior offices
- 5 underground parking stalls included in purchase price, more available for rent
- Common Area currently being renovated
- Great exposure to the adjacent LRT line (Downtown West - Kerby Station)
- Within walking distance to the Downtown Core
- Fitness facility located on the same floor, equipped with showers & private balcony free to all employees
- Flex space available for private functions and bookings
- Strong reserve fund for the building
- Sushi Restaurant, dry cleaning & stationary store all on the main floor



📍 **833 34 Avenue SE**  
Calgary AB, T2G 4Y9

✉ **Steve Heard**  
sheard@naiadvent.com  
(403) 984.6301

✉ **Jamie Coulter**  
jcoulter@naiadvent.com  
(403) 984.9812

✉ **Brody Butchart**  
bbutchart@naiadvent.com  
(403) 984.9815



**FOR SALE**

**Unit 200, 683 10 Street SW**  
5,455 ± sq. ft. Office Condo Unit



Property **Details**

Total Available Area: **5,455 sq. ft. (±)**

Asking Price: **Market**

Assessed Value: **\$1,910,000** (2018)

Availability: **60 days notice**

Parking: **5 underground stalls**  
(separately titled)

Parking Rate: **\$300 /stall underground**

Taxes for 2018: **\$37,104.42** (estimated)

**833 34 Avenue SE**  
Calgary AB, T2G 4Y9

**Steve Heard**  
sheard@naiadvent.com  
(403) 984.6301

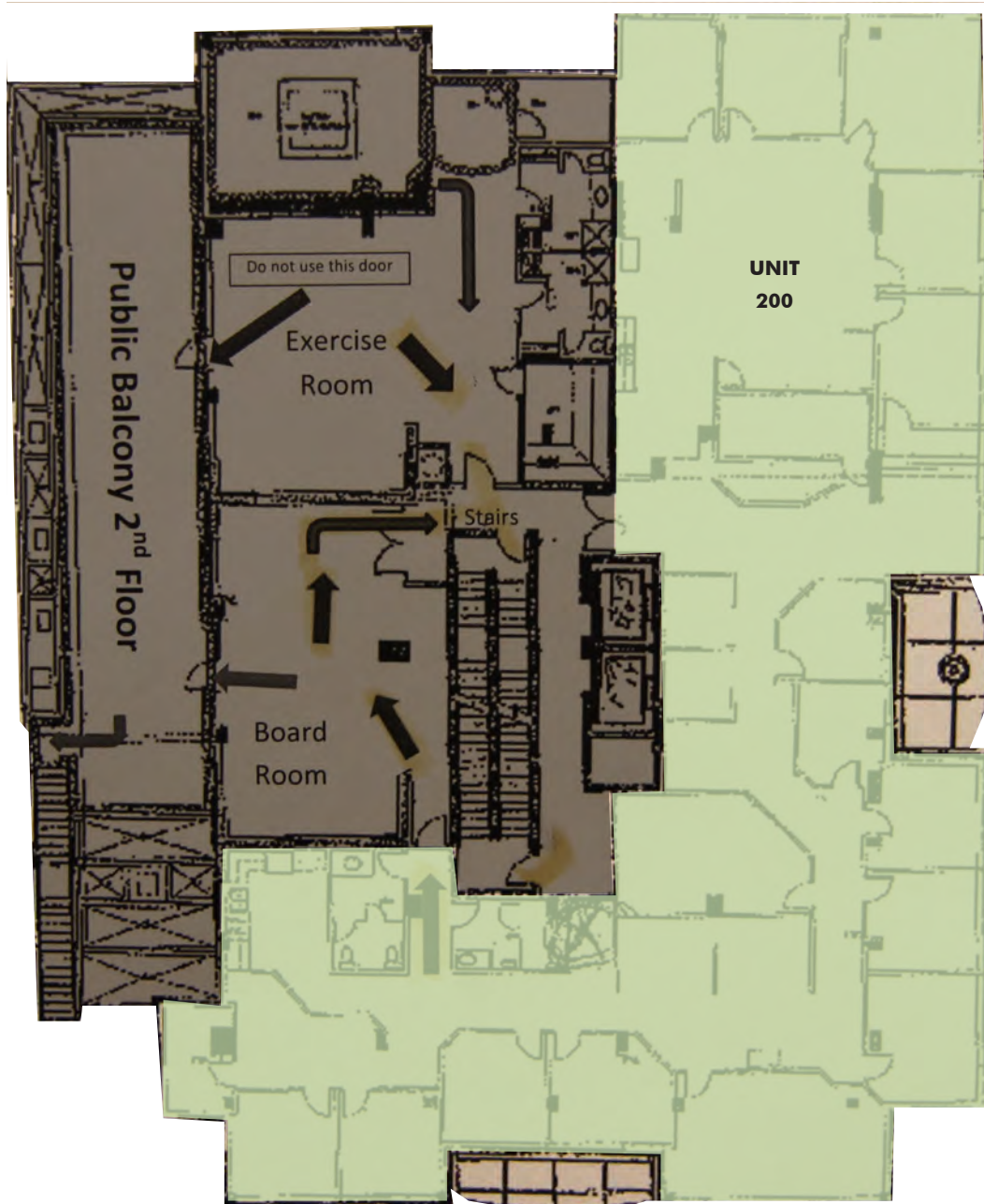
**Jamie Coulter**  
jcoulter@naiadvent.com  
(403) 984.9812

**Brody Butchart**  
bbutchart@naiadvent.com  
(403) 984.9815

**FOR SALE**

**Unit 200, 683 10 Street SW**  
5,455 ± sq. ft. Office Condo Unit

Property **Floor Plan**



**833 34 Avenue SE**  
Calgary AB, T2G 4Y9

**Steve Heard**  
sheard@naiadvent.com  
(403) 984.6301

**Jamie Coulter**  
jcoulter@naiadvent.com  
(403) 984.9812

**Brody Butchart**  
bbutchart@naiadvent.com  
(403) 984.9815



**FOR SALE**

**Unit 200, 683 10 Street SW**  
5,455 ± sq. ft. Office Condo Unit

Property **Photos**



**833 34 Avenue SE**  
Calgary AB, T2G 4Y9

**Steve Heard**  
sheard@naiadvent.com  
(403) 984.6301

**Jamie Coulter**  
jcoulter@naiadvent.com  
(403) 984.9812

**Brody Butchart**  
bbutchart@naiadvent.com  
(403) 984.9815

**FOR SALE**

**Unit 200, 683 10 Street SW**  
5,455 ± sq. ft. Office Condo Unit

Property **Photos**



**833 34 Avenue SE**  
Calgary AB, T2G 4Y9

**Steve Heard**  
sheard@naiadvent.com  
(403) 984.6301

**Jamie Coulter**  
jcoulter@naiadvent.com  
(403) 984.9812

**Brody Butchart**  
bbutchart@naiadvent.com  
(403) 984.9815