

FOR SALE

AVISON  
YOUNG

# UNIT 1, 1406 CENTRE STREET N

*High-Exposure Main Floor Space with  
Prominent Signage and Flexible Zoning.*



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# 1406 Centre Street N

Property Type	<b>Office Condo</b>
Available Area	<b>2,476 sf</b>
Parking	<b>4 Stalls</b> (Covered surface parking)
Year Built	<b>2016</b>
Condo Fees	<b>\$1,558.26/month</b>
Operating Costs	<b>\$1,200/month</b>
Zoning	<b>C-COR1 f3.0h23 - Commercial – Corridor</b>
Price	<b>Contact Agent</b>



## Property Highlights



**Prominent Centre Street Signage**  
for maximum visibility



**Flexible zoning** to accommodate a wide  
range of businesses



**Walkable amenities** with Calgary Transit  
routes right outside the building



**Secured covered parking**  
plus convenient nearby street parking





## UNIT 1

**2,476 sf**

Main Floor



Reception Area



4 Offices



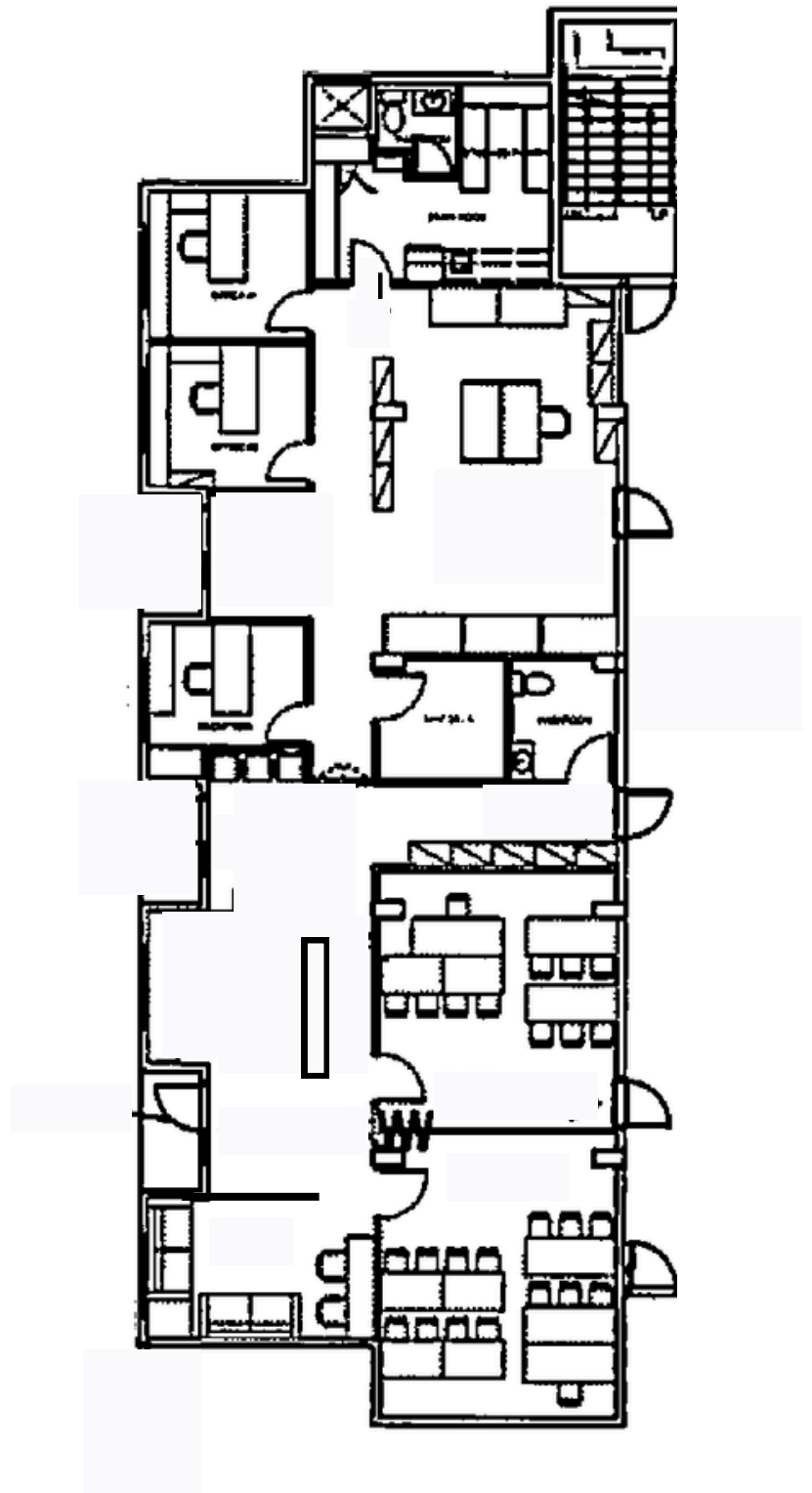
1 Boardroom room

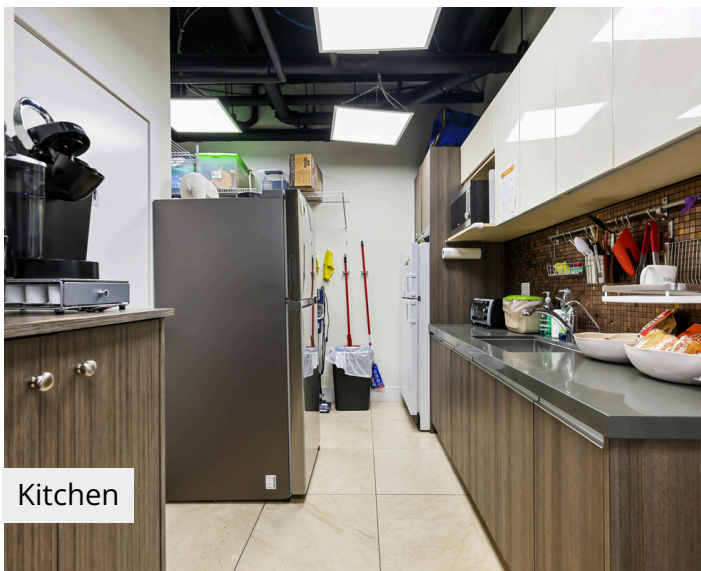
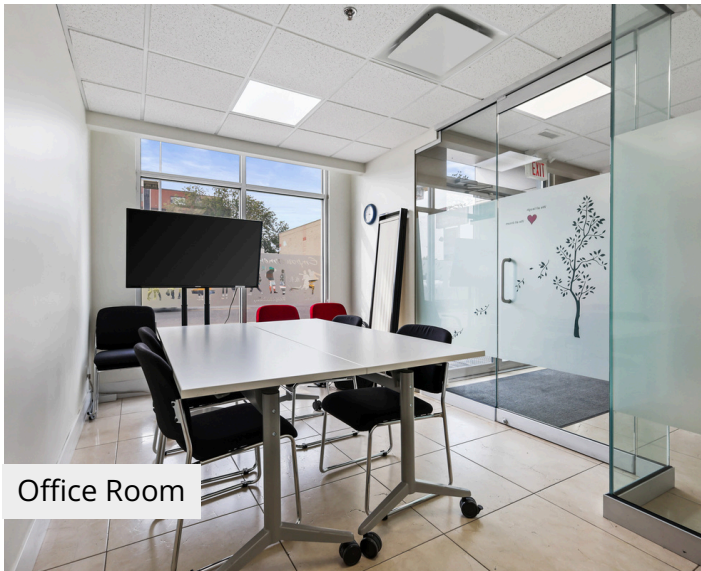
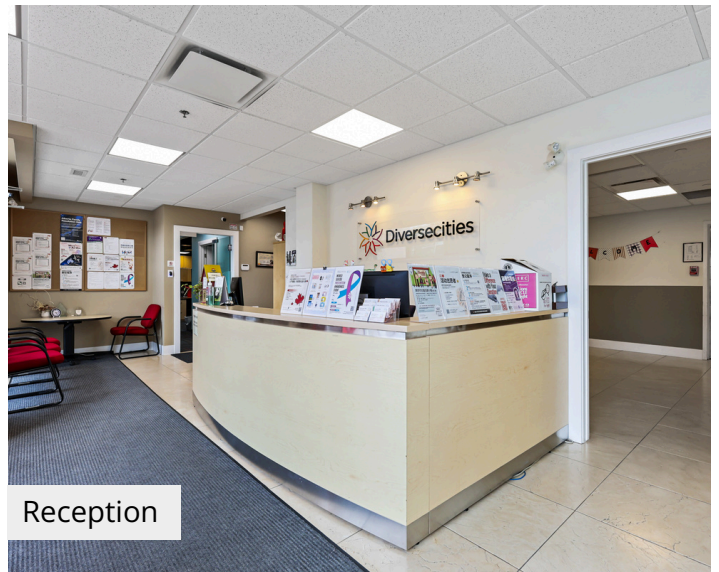


Open Area for Workstations



Washrooms







# Location Profile



## Drive Time

**6 min** Drive to Downtown Calgary

**20 min** Drive to Calgary Airport

**5 min** To Deerfoot Trail Exit





# Contact Us for More Details

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