

# \$34 - 325 23 Avenue Sw, Calgary

MLS® #A2186003

**\$34**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.10 Acres

Mission, Calgary, Alberta

This prime office listing is situated in the heart of Mission, a vibrant and sought-after neighborhood in Calgary, located on 23 Avenue SW, just east of 4 Street SW. The property offers excellent accessibility, with easy connections to major roads and public transit, ensuring convenience for employees and clients alike. Mission is a dynamic community, combining residential charm with commercial vitality, making it an ideal location for a diverse range of businesses. Discretionary Use include Child Care Facilities.

The office comes with six secured and fenced parking stalls at the rear of the property, along with ample street parking available directly in front and nearby. This provides both convenience and peace of mind for tenants and visitors. Additionally, the space offers flexible leasing options, with negotiable tenant improvement packages available for qualified tenants, allowing for customization to suit specific business needs.

Whether you're looking for a central office for your growing team or a strategic location to attract new customers, this property is a prime choice in one of Calgary's most vibrant neighbourhoods. Take advantage of the mix of residential and commercial surroundings, offering both foot traffic and a professional environment for your business to thrive.

Built in 1912



## Essential Information

MLS® #	A2186003
Price	\$34
Bathrooms	0.00
Acres	0.10
Year Built	1912
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	325 23 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0J3

## Additional Information

Date Listed	January 7th, 2025
Days on Market	173
Zoning	DC

## Listing Details

Listing Office	CDN Global Advisors Ltd.
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.