

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
Associate Vice President
Direct - 403 571 8824
matt.lannon@colliers.com

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

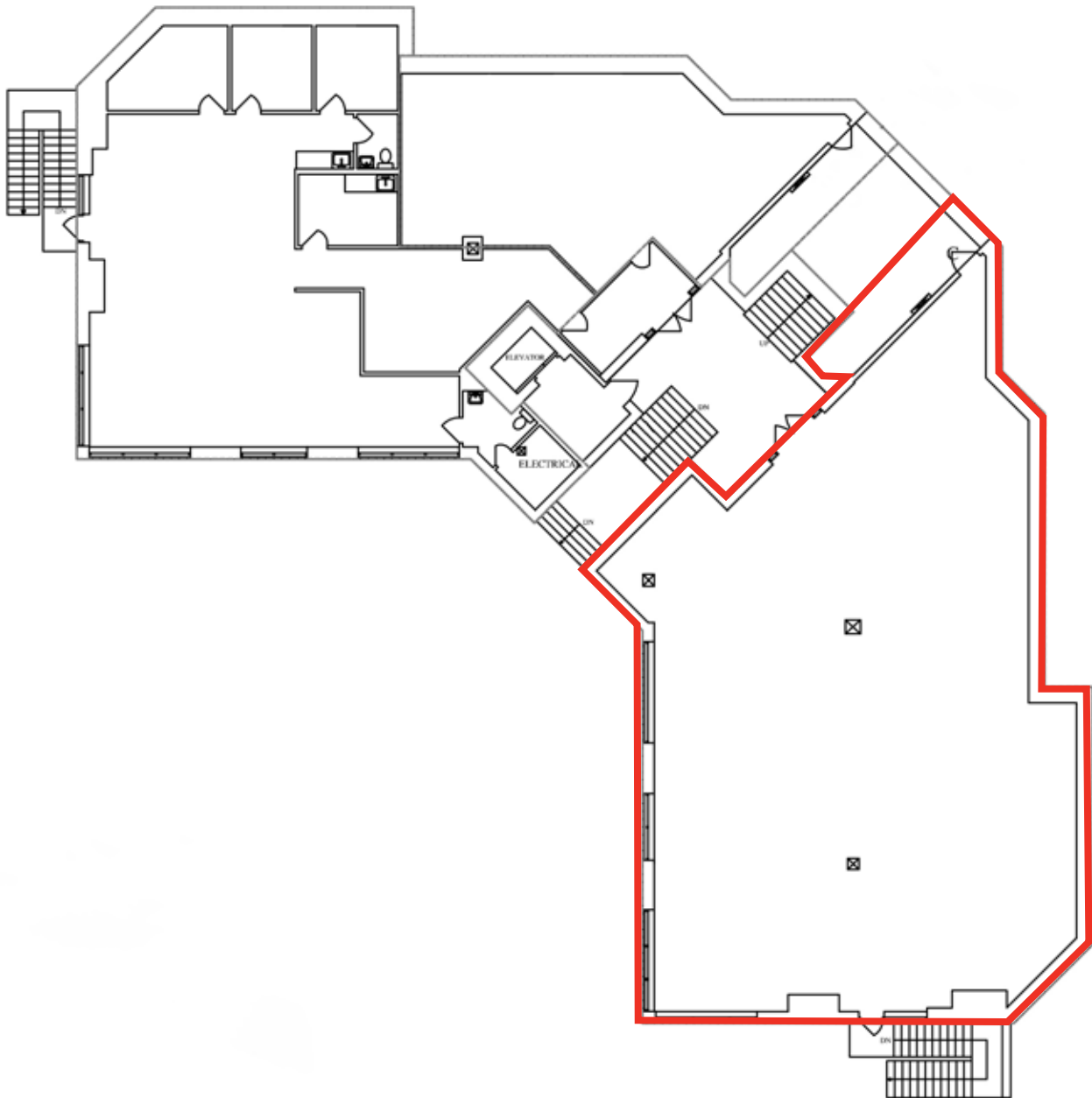


Photos



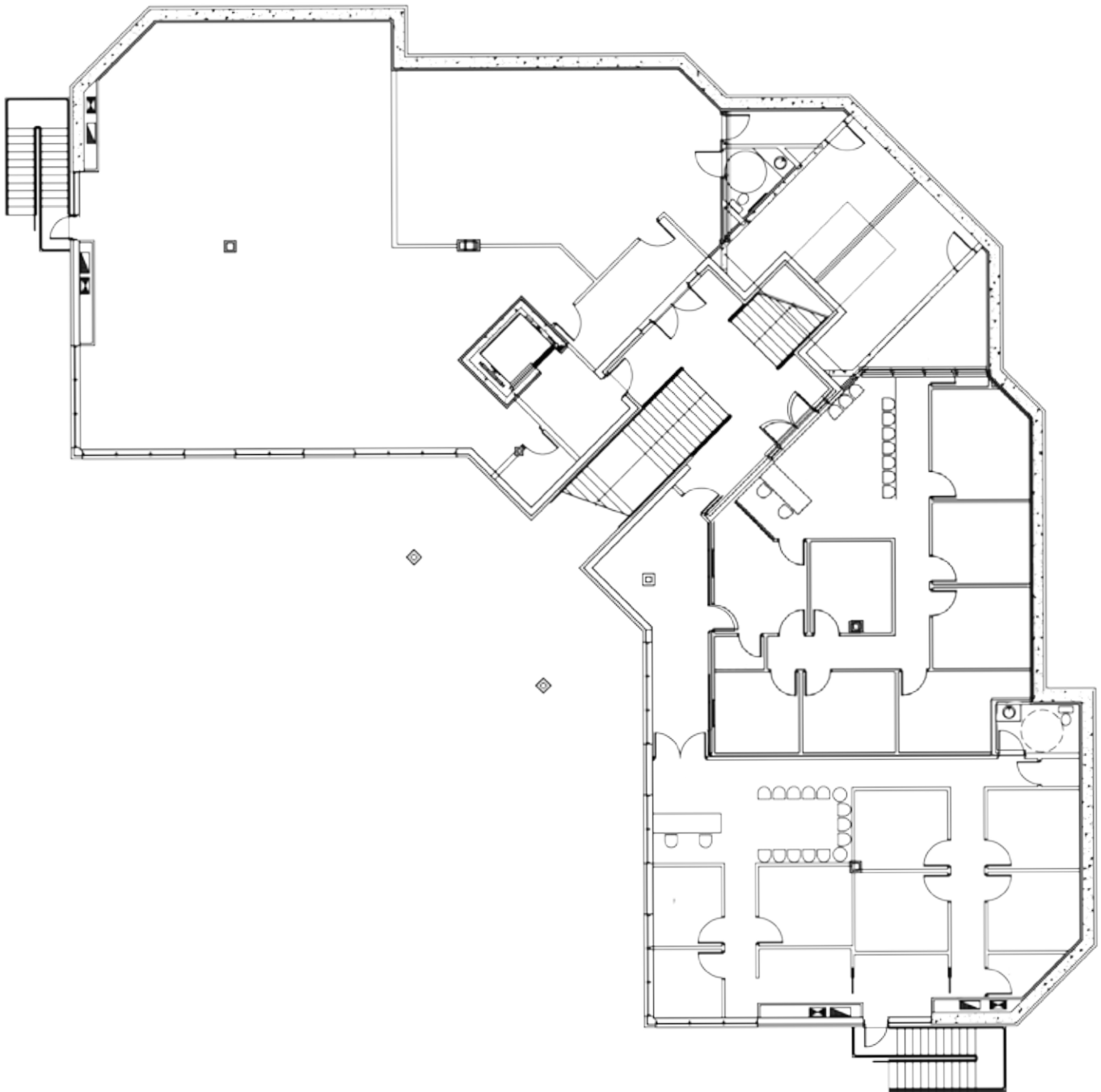
Floorplan - Base Building Condition

Unit 2250: 4,535 SF



Floorplan - Proposed Multi Occupant Layout

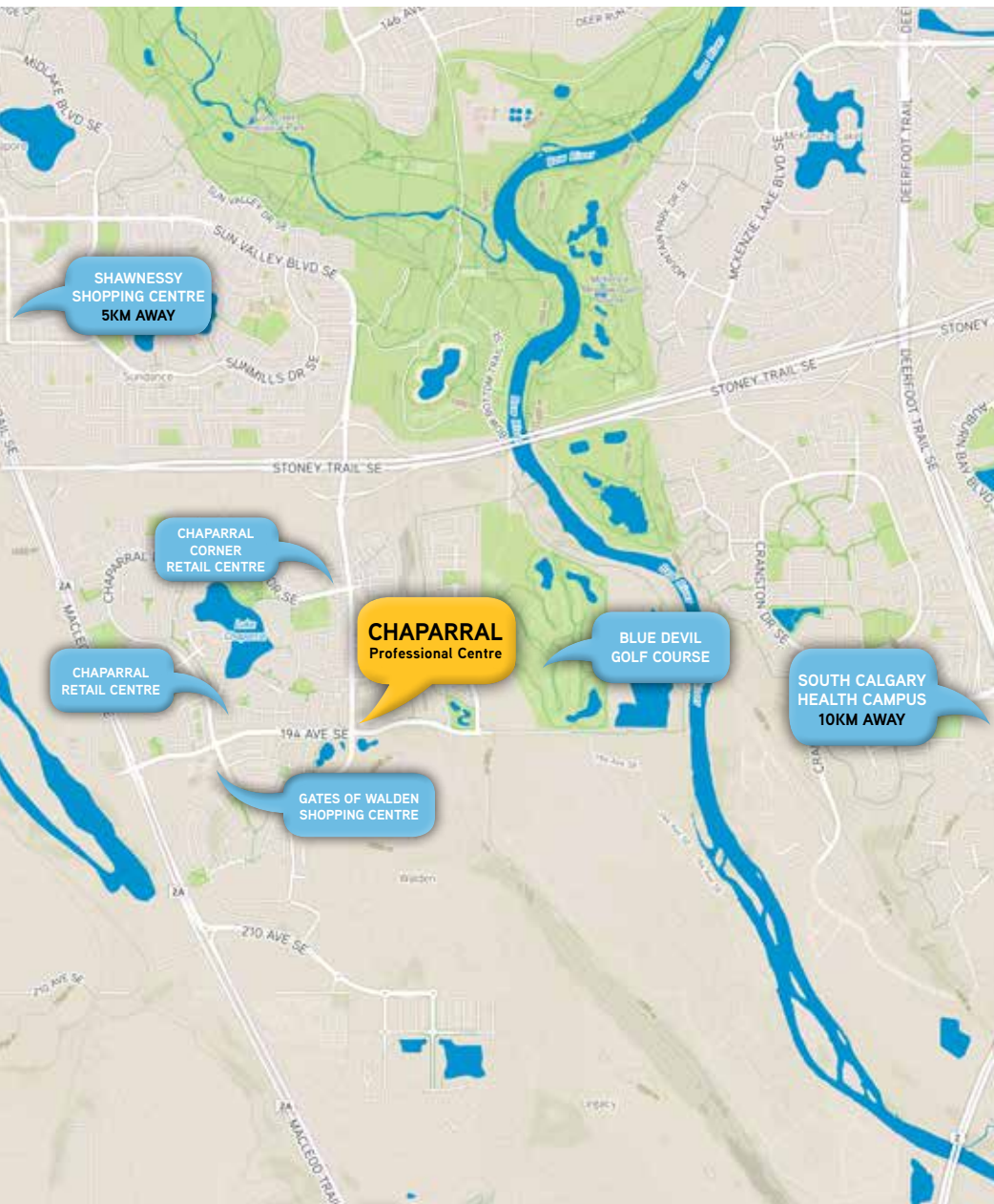
Space Planning Services Available for Single Use Occupants



For Sale or Lease > Chaparral Professional Centre

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

MATT LANNON

Associate Vice President

Direct - 403 571 8824

matt.lannon@colliers.com

COLLIERS INTERNATIONAL

900, 335 - 8th Avenue

Calgary, AB T2P 1C9

403 266 5544

www.collierscanada.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.

