

**FOR SALE**  
**4110 - 79 Street NW**

**Calgary, AB**



**FOR SALE**  
**10,250 Sq. Ft.**

### Highlights

- Vacant office building in Northwest Calgary available for sale.
- Quality improvements with atrium and skylights in the centre of the building offering natural light throughout.
- Abundance of free parking.
- Quick access to major thoroughfares.

**FOR FURTHER INFORMATION, PLEASE CONTACT:**

**Gene Sarmaga**  
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Direct: (403) 826-5636

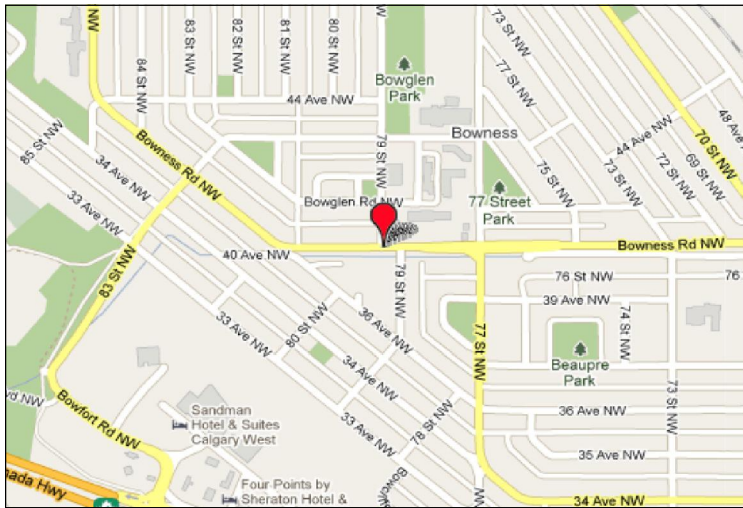
**Shane Olin**  
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**NAI Commercial**

Commercial Real Estate Services, Worldwide.

Suite 1, 6204 - 6A Street SE  
Calgary, AB T2H 2B7  
Tel: (403) 214-2344  
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## Location Map



## Site Plan



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## Property Description

<b>Civic Address:</b>	4110 79th Street NW
<b>Legal Description:</b>	Plan 2074 HB, Block 9, Southerly 58 feet of Lot 4
<b>Zoning:</b>	DC (C-2(16))
<b>Permitted Uses:</b>	C-2 uses with the exception of Automotive and Liquor Stores.
<b>Building Age:</b>	1980
<b>Land Area:</b>	6,960 sq. ft.
<b>Main Floor:</b>	5,385 sq. ft.
<b>Second Floor:</b>	4,865 sq. ft.
<b>Total:</b>	10,250 sq. ft.
<b>Electrical Service:</b>	400 amp
<b>HVAC:</b>	Rooftop
<b>Loading:</b>	Drive in Door (10')
<b>Property Taxes (2008):</b>	\$23,296.554
<b>Assessed Value (2008):</b>	\$2,060,000.00
<b>Price:</b>	Market



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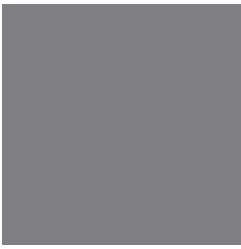
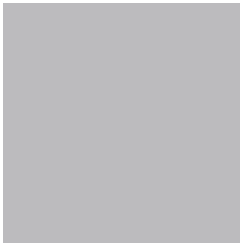
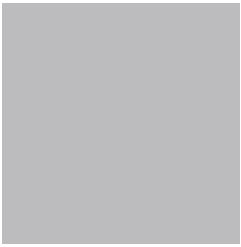
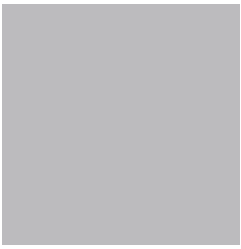
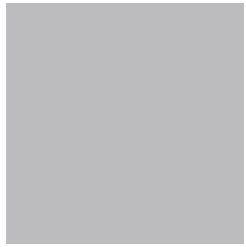
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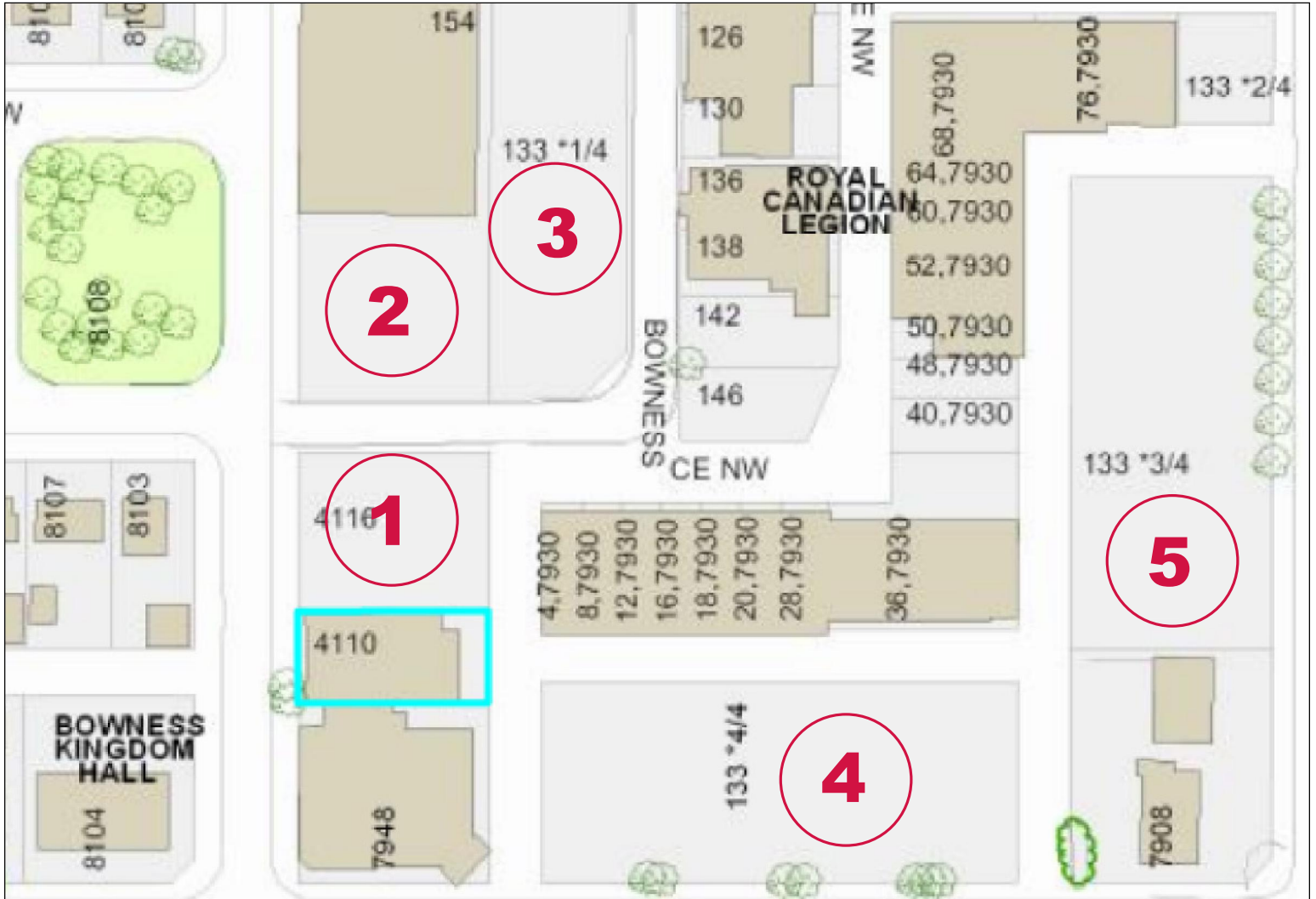
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified by Purchaser prior to purchase.



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**Summary of Area Parking**



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