

# OFFICE BUILDING FOR SALE

# 404 SIXTH

404 6 Avenue SW | Calgary, AB





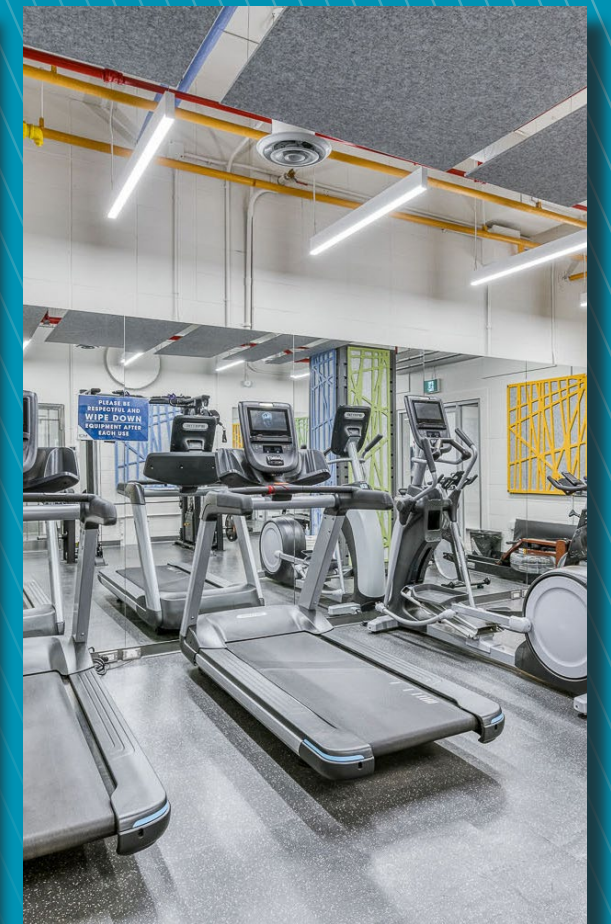
# ABOUT 404 SIXTH

404 6 Avenue SW is prominently located in the heart of Calgary's downtown core at the corner of 3 Street and 6 Avenue SW, offering exceptional accessibility and connectivity for both tenants and visitors. This professionally managed office building benefits from immediate access to Calgary's extensive Plus 15 pedestrian network, allowing convenient indoor connections throughout the downtown business district. The property is also ideally situated near the 4 Street SW and 3 Street SW LRT stations, providing excellent public transit options and easy access to major roadways throughout the city.

The building features upgraded common areas, including modernized elevator lobbies and washroom facilities. Tenant-focused amenities include a fully equipped fitness facility with showers, lockers, and secure bike storage.

Surrounded by a wide variety of downtown amenities, 404 6 Avenue SW is within walking distance to numerous restaurants, cafés, banks, hotels, retail services, entertainment venues, and green spaces. The property is also located near the Bow River pathway system and Prince's Island Park, offering convenient access to outdoor recreation and gathering spaces. Its central downtown location, strong transit connectivity, and abundance of nearby amenities make 404 6 Avenue SW an attractive office destination for a wide range of businesses and organizations.

<b>PROPERTY ADDRESS</b> 404 6 Avenue SW Calgary, AB	<b>LEGAL DESCRIPTION</b> Plan: C; Block: 27; Lots 10 - 13 inclusive	<b>SITE AREA</b> +/- 0.32 Acres, 13,988 SF
<b>PARKING</b> In the Area	<b>ZONING</b> CR20-C20/R20	<b>DATE BUILT</b> 1970
<b>OPERATING COSTS</b> \$14.42 PSF (2026)	<b>OCCUPANCY PERCENTAGE</b> 83%	<b>PROPERTY TAXES</b> \$98,759 (2025)
<b>WALT</b> 2 Years, 3 Months	<b>WEIGHTED AVG LEASE RATE</b> \$11.49 PSF	<b>PRICING GUIDANCE</b> \$6,000,000



# ABOUT THE AREA

## NEARBY AMENITIES

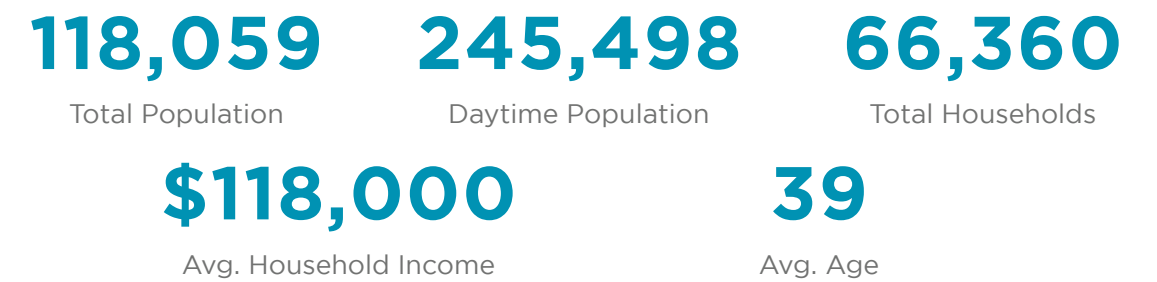
### RESTAURANTS

- Tastemarket Kitchen by SAIT
- Deville Coffee
- Green Bean Restaurant & Catering
- The Rooftop YYC
- Holy Grill
- Bistro Marcel
- Brix & Barrel
- Owens Landing
- The Royal Exchange
- Starbucks
- Tim Hortons
- Vo Kitchen & Bar
- Cactus Club Cafe
- LOCAL Public Eatery 8th Ave
- Barcelona Tavern
- Cucina Market Bistro
- Earls Kitchen & Bar
- Barbarella Bar
- Goro & Gun
- Major Tom Bar

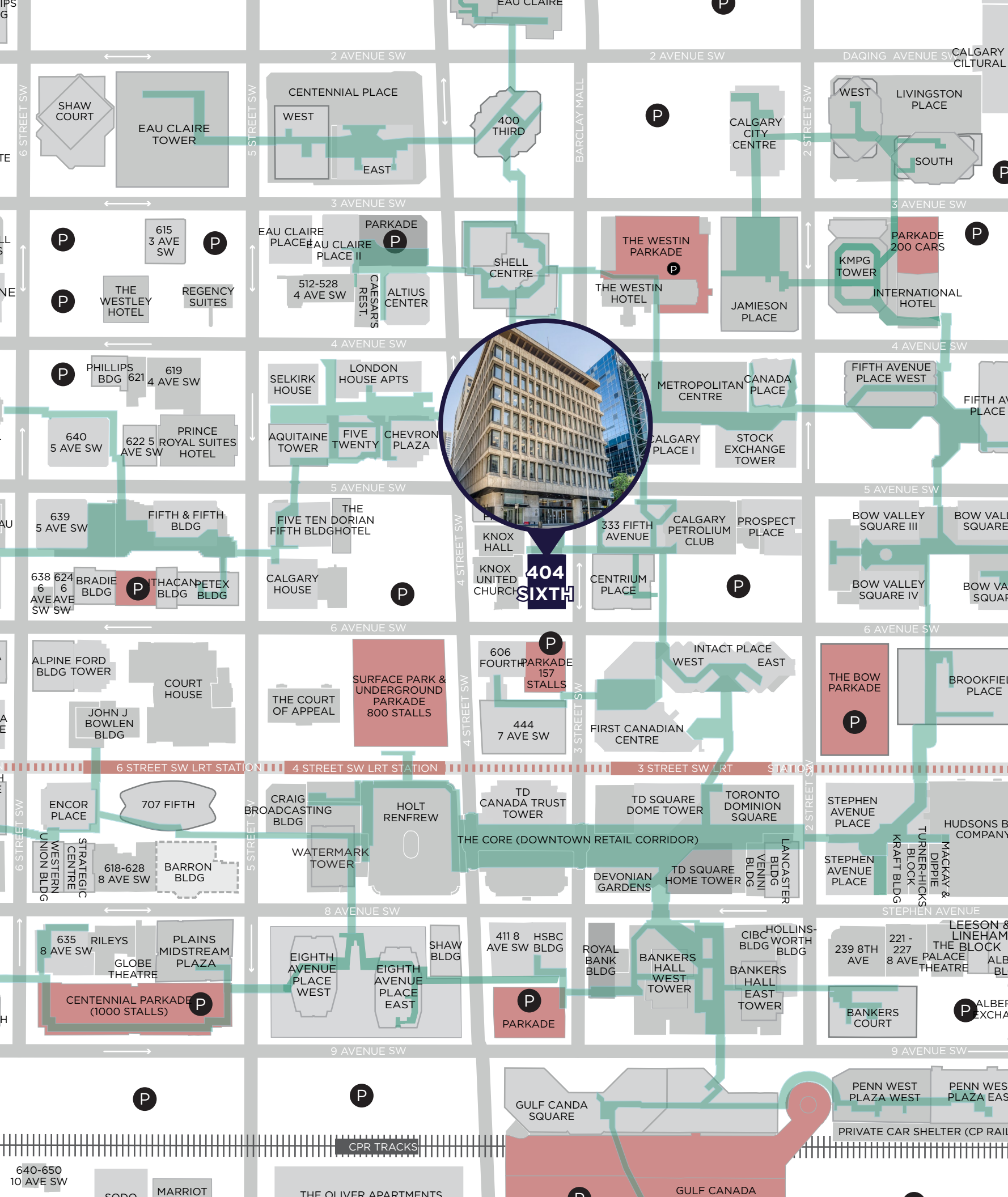
### RETAIL & SERVICES

- CORE Shopping Centre
- Holt Renfrew
- Shoppers Drug Mart
- La Maison Simons
- Leela Eco Spa
- Print Three Calgary
- The Licensing Co.
- Canadian Western Bank
- TD Canada Trust
- Copper Dental

## AREA DEMOGRAPHICS Within 3 km, Source: PiinPoint



## DRIVE TIMES





# CONTACT



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