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1235 17 Avenue SW  
Calgary, Alberta

MLS # A2089072



**\$14,400,000**

Division:	Lower Mount Royal		
Type:	Commercial/Multi Family		
Style:	-		
Size:	21,205 sq.ft.	Age:	1970 (54 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.41 Acre		
Lot Feat:	-		

Heating: -  
Floors: -  
Roof: -  
Basement: -  
Exterior: -  
Foundation: -  
Features: -

Bldg Name: ME Towers  
Water: -  
Sewer: -  
LLD: -  
Zoning: C-COR1 f3.0h23  
Utilities: -

**Inclusions:** Residential - 48 fridges, 48 stoves, all kitchen appliances and all window coverings owned by the Seller. Commercial and Offices - All items owned by the Seller

ME Tower is a 7 storey Residential /Retail/ Office building located on 17th Ave SW in LOWER MOUNT ROYAL, one of Calgary's best rental locations. The street level is 100% retail. The 2nd and 3rd floor have a 100% Office component. The remaining floors have 48 1BR residential suites. There are 28 underground and 26 surface parking stalls.