



**OFFICE CONDO FOR SALE** | 1100 8<sup>th</sup> Avenue SW,

## Westmount Place

Westmount Place is a commercial and residential condominium building with four storeys of commercial office condominium space on the lower floors. The mixed use building provides a unique offering of building amenities not found in any other Calgary commercial condo building.

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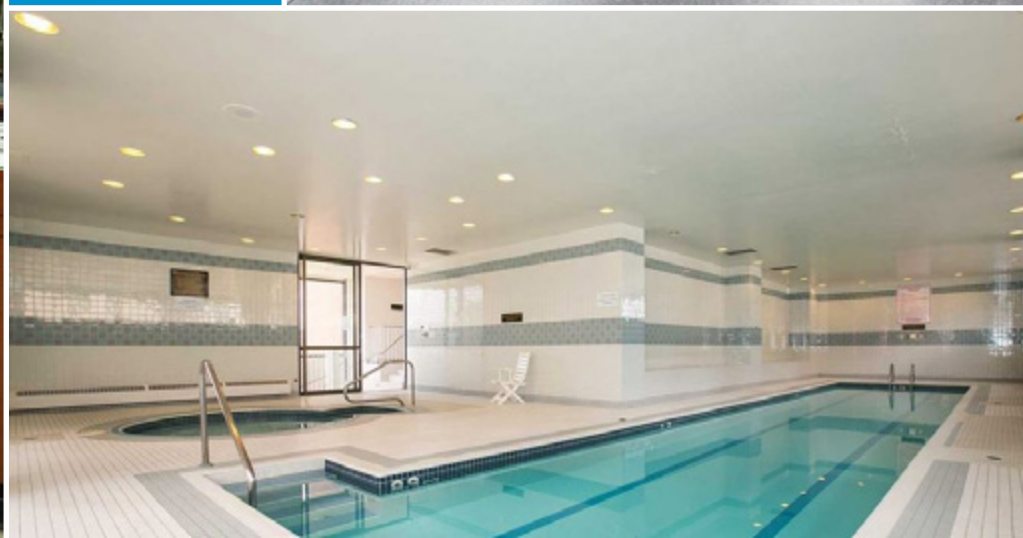
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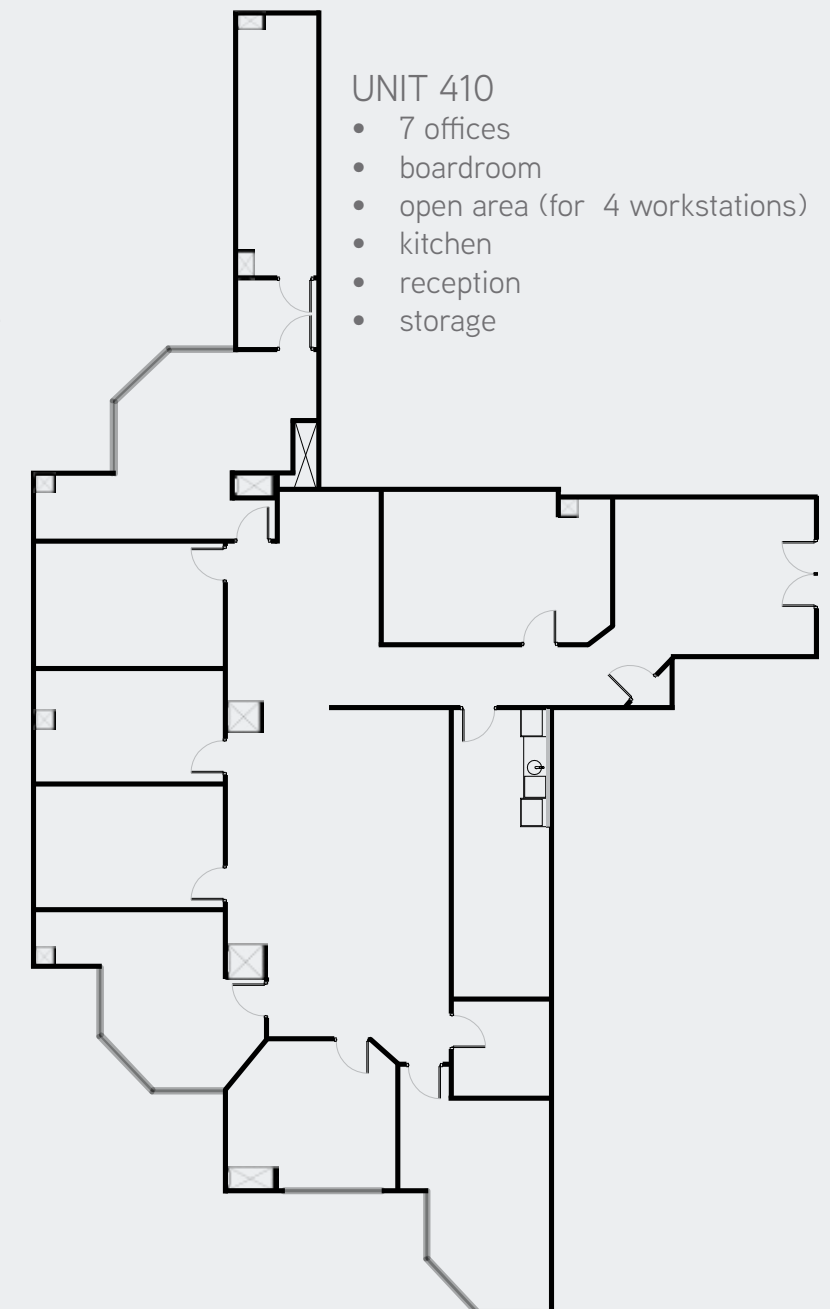
## FOR SALE | WESTMOUNT PLACE

### Specifications

Subject Unit	Unit 410
Rentable Equivalent SF	3,560 SF (3,096 useable SF)
Sale Price	\$990,000.00
Parking	Three (3) Designated Stalls
Annual Condo Fees	\$33,711.52 (\$9.47 per square foot)
Annual Property Taxes	\$19,076.00 (\$5.36 per square foot)
Possession	90 days
Existing Tenants	Unit can be provided vacant, or with shared month to month tenancies in place

### Features

- Common Area Lap Pool, Gym, Squash Court, Steam Room and Games Room
- Full Time Concierge and 24 Hour Security on Site
- Convenient West End Location Offer Easy Access and Egress to Downtown
- Three Blocks to +15 Connection
- One Block to Kerby LRT Station
- Constructed in 1979







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