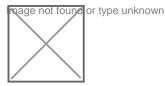


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2222 30 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

24118

MLS ID:

A2108458

\$3,800,000



- **△** MANNY VERDUGO
- CDN Global Advisors Ltd.
- **403-531-4336**
- 2222 30 Avenue NE, Calgary , Alberta T2E7K9

Transaction Type

For Sale

Days On Market

196

Zoning

C-COR3 f1.0h12

Subdivision

South Airways

Building TypeOffice Building

Year Built 2006

Structure Type

Office

Property Type Commercial **Property Sub Type**

Building Area (Sq. M.)

Office

Legal Plan

9211794

Building Area (Sq. Ft.)

Lot Size (Sq. Ft.)

32670

Lot Size (Acres)

0.75

15261.00

Inclusions

1417.78

N/A

Restrictions
Call Lister

Reports
Call Lister

Available for Sale or Lease: A 15,261 SF freestanding office/flex building on 0.75 Acres in South Airways Industrial Park, near 30 Avenue and 19 Street NE. Zoned C-C0R 3, allowing a wide variety of commercial uses. This two-story office building features private offices, a bullpen area, 2,249 SF of lab space, and 996 SF of warehouse space on the main floor. The second floor includes private offices, a kitchenette with a lunchroom area, and a large open concept area, with additional space for storage or recreational use. The building offers heavy power at 400 amps, 120/208 Volt (TBV), ideal for the lab space. Conveniently located near 32 Avenue NE, Barlow Trail NE, and Deerfoot Trail NE. The Sale price is asking at \$3,800,000. The Lease Rate is \$12.00 PSF and the Op. Costs at \$6.25 PSF; thus a total of \$18.25 PSF. Can't find the right space out there? Call to inquire about finding the right space to lease or purchase.

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