

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



**Location**  
Calgary, 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 Type**

Office Building

**Year Built**

2006

**Structure Type**

Office

**Property Type**

Commercial

**Property Sub Type**

Office

**Legal Plan**

9211794

**Building Area (Sq. Ft.)**

15261.00

**Building Area (Sq. M.)**

1417.78

**Lot Size (Sq. Ft.)**

32670

**Lot Size (Acres)**

0.75

**Inclusions**

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-COR 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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.