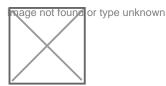


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PROFESSIONAL/OFFICE FOR SALE

Businesses and Franchises for Sale > Business for Sale



LocationCalgary, Alberta

Listing ID:

24787

A2115404

MLS ID:

\$380,000



- **△** RON GARNEAU
- **2** (403) 830-1009
- RE/MAX House of Real Estate
- **403-287-3880**
- 48, 3132 26 Street NE, Calgary , Alberta T1Y6Z1

Transaction Type Title Days On Market

For Sale Fee Simple 148

Business TypeZoningSubdivisionProfessional/OfficeC-COR3 f1.0h12Sunridge

Building TypeYear BuiltStructure TypeStrip Mall1995Mixed Use

Property TypeProperty Sub TypeLegal PlanCommercialMixed Use9410156

Office (Sq. Ft.)

Building Area (Sq. Ft.)

Building Area (Sq. M.)

884.0000 884.00 82.13

Footprint (Sq. Ft.) Construction Type Roof

863 Concrete Rolled/Hot Mop

FoundationElectricCoolingPoured Concrete100 Amp ServiceNone

Access to Property

HeatingAirport Nearby, Major ShoppingInclusions

Forced Air, Natural Gas Nearby, On Major Traffic Route, Strip n/a

Shopping Mall

Restrictions Reports

None Known Floor Plans, Title

Commercial corner unit FOR PURCHASE. Great Investment opportunity ALERT. This corner end unit, main floor office space is 863 sq ft interior space. Approx usable space is 42" x 19 '. Easy access to 32nd Ave NE and Barlow Trail is well managed and maintained complex. This a fantastic office/medical/retail bay. Located in the Interpacific Plaza in the community of Sunridge. Plenty of windows for natural light. Currently has an open space design with one office, and bathroom. With being an end unit, there is easy access with good store front presence. Front and rear access. Large reception area or open office area waiting for your design. There is plenty of parking out front too. Vacant and ready for immediate possession.

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