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213, 3223 5 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta



Listing ID:
27226


MLS ID:
A2186011

\$899,000



 **JASON NATALE**

 CDN Global Advisors Ltd.
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 213, 3223 5 Avenue NE, Calgary , Alberta T2A 6E9

Transaction Type For Sale	Days On Market 23	Zoning I-C
Subdivision Franklin	Year Built 2014	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 1511087
Building Area (Sq. Ft.) 2864.00	Building Area (Sq. M.) 266.07	Inclusions N/A
Restrictions Call Lister	Reports Call Lister	

This 2,684 SF office space offers high-quality, developed interiors, including one private office, bull-pen style work areas, and a kitchenette. Located in the highly sought-after Nexus Business Park, the property boasts a central location with excellent access to major thoroughfares such as Barlow Trail, Memorial Drive, and Deerfoot Trail, just 10 minutes from Calgary's Downtown Core. Zoned Industrial Commercial (I-C), the space offers flexibility for a wide range of uses. Additionally, the demising wall separating the office into distinct areas can be easily removed, allowing for the creation of one large open-concept workspace to suit your specific needs. Unreserved parking is available throughout the park, offering ample spaces for tenants and visitors. This office space combines functionality and accessibility, making it ideal for businesses seeking a modern, well-located environment. Whether you're looking for a private, structured setup or prefer an open layout, this space can be customized to fit your requirements. With its strategic location, versatile design, and convenient parking, this office in Nexus Business Park is an excellent choice for businesses looking for flexibility and easy access to Calgary's key routes and amenities.

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