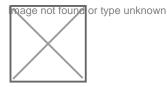


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **200, 3016 5 AVENUE NE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

27379

**MLS ID:** A2188699

\$2,910,600

△ INDER SAMRA

**(403)** 919-0067

■ eXp Realty

**403-262-7653** 

rM1

200, 3016 5 Avenue NE, Calgary, Alberta T2A 6K4

Transaction Type Title Days On Market

For Sale Fee Simple 181

ZoningSubdivisionBuilding TypeCommercial I-bf1.0FranklinCommercial Mix

Year BuiltStructure TypeProperty Type1978Mixed UseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Mixed Use 2411962 8316.00

Building Area (Sq. M.) Construction Type Roof

772.58 Brick, Concrete Asphalt/Gravel

Foundation

Electric

100 Amp Service,200 Amp Service,220

Poured Concrete

Volts

Central Air

Heating Lot Features Access to Property

Forced Air, Natural Gas Level, Near Public Transit Accessible to Major Traffic Route

InclusionsRestrictionsReportsNANone KnownFloor Plans

Your Next Business Move Starts Here! This incredible second-floor unit in a modern three-story, free-standing building offers over 8,300+ square feet of customizable space, perfectly suited for colleges, clinics, corporate offices, or call centers. Designed with business growth in mind, it features multiple entrances, infrastructure for specialized equipment, over 100 surface parking stalls, and high-visibility signage opportunities. Included in the space are 24+ private rooms/meeting rooms and two separate kitchen and already tenant fitup area. Strategically positioned near Marlborough C-Train, Marlborough Mall, Memorial Drive, and the bustling 36th Street NE, it ensures easy accessibility for clients and staff alike. With seamless connectivity to Downtown Calgary, Deerfoot Trail, and Calgary International Airport, this property is a rare opportunity for investors or owner-users looking to capitalize on Calgary's thriving market. Schedule your viewing today and unlock the potential!

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