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## 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**  
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 eXp Realty  
 403-262-7653

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

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 9
<b>Zoning</b> Commercial I-bf1.0	<b>Subdivision</b> Franklin	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1978	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 2411962	<b>Building Area (Sq. Ft.)</b> 8316.00
<b>Building Area (Sq. M.)</b> 772.58	<b>Construction Type</b> Brick,Concrete	<b>Roof</b> Asphalt/Gravel
<b>Foundation</b> Poured Concrete	<b>Electric</b> 100 Amp Service,200 Amp Service,220 Volts	<b>Cooling</b> Central Air
<b>Heating</b> Forced Air,Natural Gas	<b>Lot Features</b> Level,Near Public Transit	<b>Access to Property</b> Accessible to Major Traffic Route
<b>Inclusions</b> NA	<b>Restrictions</b> None Known	<b>Reports</b> Floor 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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