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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

Transaction Type For Sale	Title Fee Simple	Days On Market 235
Zoning Commercial I-bf1.0	Subdivision Franklin	Building Type Commercial Mix
Year Built 1978	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 2411962	Building Area (Sq. Ft.) 8316.00
Building Area (Sq. M.) 772.58	Construction Type Brick,Concrete	Roof Asphalt/Gravel
Foundation Poured Concrete	Electric 100 Amp Service,200 Amp Service,220 Volts	Cooling Central Air
Heating Forced Air,Natural Gas	Lot Features Level,Near Public Transit	Access to Property Accessible to Major Traffic Route
Inclusions NA	Restrictions None Known	Reports 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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