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12, 3016 5 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

28921

MLS ID:

A2176292

\$1,350,000



- **△** ZAWAR CHEEMA
- **2** (403) 287-3880
- RE/MAX House of Real Estate
- **403-287-3880**
- 12, 3016 5 Avenue NE, Calgary, Alberta T2a 6k4

Transaction Type

For Sale

Title

Fee Simple

Days On Market

356

Zoning

commercial I-bf1.0

Subdivision Franklin

Building Type Commercial Mix

Year Built

1978

Structure Type

Property Type

Low Rise (2-4 stories)

Commercial

Building Area (Sq. Ft.)

Property Sub Type

Mixed Use

Legal Plan

4213.00

Building Area (Sq. M.)

391.40

Lot Size (Sq. Ft.)

1.94

Construction Type

Brick, Concrete

84506 Roof

2411962

Asphalt/Gravel, Concrete, Flat

Foundation Combination

Lot Size (Acres)

Electric

100 Amp Service, 200 Amp Service, 220

Volts

Cooling

Central Air

Heating

Central, Natural Gas

Lot Features

Level.Near Public Transit.Other

Access to Property

Direct Access, Public Transportation

Nearby

Inclusions

Restrictions None Known Reports

Floor Plans

Excellent opportunity in a 3-storey freestanding office building move-in ready with a lot of open parking in the central location offered for sale in the heart of NE near Marlborough C-Train. the building was being used for multiple purposes such as educational training institutions, corporate offices and the West Jet call center. The building has been condomized many units are available on all levels, on the main floor space is available for medical-related facilities, a family clinic, a dentist clinic, an optometrist clinic and a medical test laboratory. These premises also have front, rear and side entrances, and, very visible signage space signage is also available. This is easily accessible from Barlow Trail, 36 St NE, and 16 Ave and easy commute to Memorial Drive, Downtown, Deerfoot Trail and Airport. More than 100 surface car parking stalls and Marlborough public transportation are accessible within easy walking distance. This office building mostly consists of fully developed rooms, a kitchen area, reception zones, and boardrooms. This is a fantastic opportunity for an investor or owner user looking for value in a very busy city of Calgary real estate market with excellent access to Downtown, Memorial Dr and Deerfoot Trail.

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