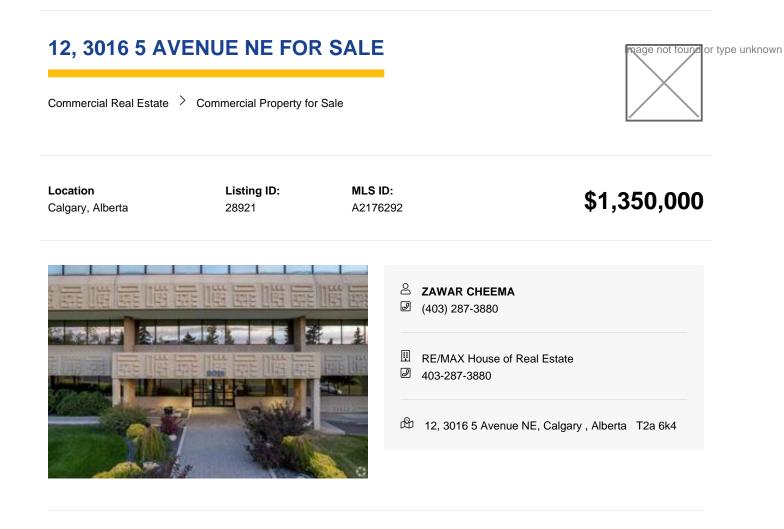


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Transaction Type For Sale

Zoning commercial I-bf1.0

Year Built 1978

Property Sub Type Mixed Use

Building Area (Sq. M.) 391.40

Construction Type Brick,Concrete

Electric 100 Amp Service,200 Amp Service,220 Volts

Lot Features Level,Near Public Transit,Other

Restrictions None Known Title Fee Simple

Subdivision Franklin

Structure Type Low Rise (2-4 stories)

Legal Plan 2411962

Lot Size (Sq. Ft.) 84506

Roof Asphalt/Gravel,Concrete,Flat

Cooling Central Air

Access to Property Direct Access,Public Transportation Nearby

Reports Floor Plans Days On Market 312

Building Type Commercial Mix

Property Type Commercial

Building Area (Sq. Ft.) 4213.00

Lot Size (Acres) 1.94

Foundation Combination

Heating Central,Natural Gas

**Inclusions** Na

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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