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12, 3016 5 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
28921


MLS ID:
A2176292

\$1,350,000



 **ZAWAR CHEEMA**
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 RE/MAX House of Real Estate
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 12, 3016 5 Avenue NE, Calgary , Alberta T2a 6k4

Transaction Type For Sale	Title Fee Simple	Days On Market 84
Zoning commercial I-bf1.0	Subdivision Franklin	Building Type Commercial Mix
Year Built 1978	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 2411962	Building Area (Sq. Ft.) 4213.00
Building Area (Sq. M.) 391.40	Lot Size (Sq. Ft.) 84506	Lot Size (Acres) 1.94
Construction Type Brick,Concrete	Roof Asphalt/Gravel,Concrete,Flat	Foundation Combination
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 Na
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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