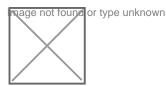


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 210 & 212, 3132 26 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 29097

MLS ID: A2190525

\$389,900



- △ SHERYL LESKIW
- **2** (403) 453-8211
- Diamond Realty & Associates LTD.
- **403-453-8211**

rM1

210 & 212, 3132 26 Street NE, Calgary , Alberta  $\,$  T1Y 6Z1  $\,$ 

**Transaction Type** 

For Sale

**Days On Market** 

Zoning C-COR3

Subdivision

Sunridge

**Building Type**Condo Complex

Commercial

Year Built

Structure Type

Low Rise (2-4 stories)

Property Type Property Sub Type

Office

1995

Legal Plan

9410156;20

Building Area (Sq. Ft.) Building Area (Sq. M.)

121.05

**Access to Property** 

Airport Nearby, Direct Access, Major Shopping Nearby, On Major Traffic Route, Public Transportation Nearby, Visual Exposure

Inclusions N/A

1303.00

Restrictions

None Known, See Remarks

Reports

Floor Plans

Units 210 & 212 are side-by-side office units located on the 2nd floor of the InterPacfic Business Park. They are currently separated by one wall, which can easily be removed to make one large space, or kept separate depending on personal preference. Each unit has a separate door/entrance and are separately titled. Together the units 210 & 212 = 1303 sq ft (the owners may also consider selling unit 216, along with units 210 and 212, making the total size just over 2100 sq ft, please contact listing realtor for details). There are 2 stairwells; no elevator. These units offer beautiful mountain views from front floor-to-ceiling windows, low condo fee & utilities, excellent access to Barlow Trail & nearby restaurants, hotels & Costco, and free unassigned parking. Property Taxes: Unit 210 & 212 = \$6,765; Condo Fees: Unit 210 & 212 = \$382/mth (utilities are not included in condo fees). Floor plan is available.

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