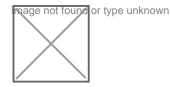




The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

221, 2770 3 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location Calgary, Alberta Listing ID:

MLS ID: 31629 A2246662

\$2,500



- $\stackrel{\circ}{-}$ **DEVANG JOSHI**
- (403) 247-5178
- □ RE/MAX Real Estate (Mountain View)☑ 403-247-5178
- $\stackrel{\text{\tiny Ω}}{\text{\tiny Ω}}$ 221, 2770 3 Avenue NE, Calgary , Alberta T2A 2L5

Transaction Type

For Lease

Title

Fee Simple

Days On Market

20

Lease Amount

2500.00

Lease Frequency

Property Sub Type

Monthly

Zoning

Subdivision

Year Built

I-G

Meridian

2006

Structure Type Office

Property Type

Commercial

Legal Plan

0712878

Building Area (Sq. Ft.)

Building Area (Sq. M.) 1171.00

108.79

Office

Inclusions

Office Furniture Negotiable

Restrictions Condo/Strata Approval Reports None

Well-finished and efficiently laid out second-floor office condo available for lease in Calgary's sought-after Franklin Industrial Park. Offering 1,171 sq. ft. of bright and professional space, this unit includes a welcoming reception/waiting area, four spacious offices (three with windows), a galley kitchen, an in-suite washroom with shower, and a storage room. Located in a modern and attractive complex with excellent access to Memorial Drive, Barlow Trail, Deerfoot Trail, and the TransCanada Highway—just 10 minutes from downtown and the airport. Ideal for a variety of professional uses, this unit is in excellent condition and ready for immediate occupancy. Offered at \$2,500/month gross rent, including all operating costs and property taxes. Office furniture is negotiable, and the owner is open to both long-term and short-term lease arrangements. Don't miss this exceptional opportunity in a high-demand location—book your showing today!

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