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221, 2770 3 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
31629


MLS ID:
A2246662

\$2,500



 **DEVANG JOSHI**
 (403) 247-5178

 RE/MAX Real Estate (Mountain View)
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 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 Monthly	Zoning I-G
Subdivision Meridian	Year Built 2006	Structure Type Office
Property Type Commercial	Property Sub Type Office	Legal Plan 0712878
Building Area (Sq. Ft.) 1171.00	Building Area (Sq. M.) 108.79	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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