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305, 3223 5 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta



Listing ID:
33757


MLS ID:
A2281848

\$1,050,000



 **ANTHONY AU**
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 305, 3223 5 Avenue NE, Calgary , Alberta T2A 5N1

Transaction Type For Sale	Days On Market 98	Zoning I-C
Subdivision Marlborough	Building Type Commercial Mix	Year Built 2014
Structure Type Multi Unit	Property Type Commercial	Property Sub Type Office
Legal Plan 1511087	Building Area (Sq. Ft.) 2635.00	Building Area (Sq. M.) 244.80
Inclusions N/A	Restrictions See Remarks	Reports None

Professionally built, turnkey office space designed to deliver a polished, efficient work environment with minimal upfront investment. The well-planned layout features a private executive offices, open bullpen workspace, and a modern kitchenette—ideal for businesses seeking functionality without compromise. The property offers strong exposure within a highly trafficked commercial corridor, ensuring excellent visibility and convenient access for clients and staff alike. With immediate connectivity to Barlow Trail, Memorial Drive, and Deerfoot Trail, the location provides seamless access across the city and is just 10 minutes from Downtown Calgary. Zoned I-C (Industrial–Commercial), the space accommodates a wide range of business uses and offers flexibility for future growth. Ample unreserved surface parking throughout the complex further enhances convenience for both employees and visitors.

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