

For Sale - PRICE REDUCED

Unit 144 & 148, 2730 - 3 Avenue NE

Calgary, AB



Office Condo Bay in North Central Business Park

Get more information

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Property Summary

Address

144 & 148, 2730 3rd Avenue NE, Calgary, AB

Zoning

I-G (Industrial General)

Year Built

2006

of Floors

2

Unit Size

First Floor	3,457 sf
Second Floor	2,193 sf
Warehouse	700 sf
Total	6,317 sf

Power

225 Amp, 120/208 Volt, 3 Phase

Loading

1 Drive-In Bay - 19' clear height

Sale Price REDUCED

~~\$1,516,000~~ - \$1,450,000

Operating Costs

\$7.32 psf + Utilities

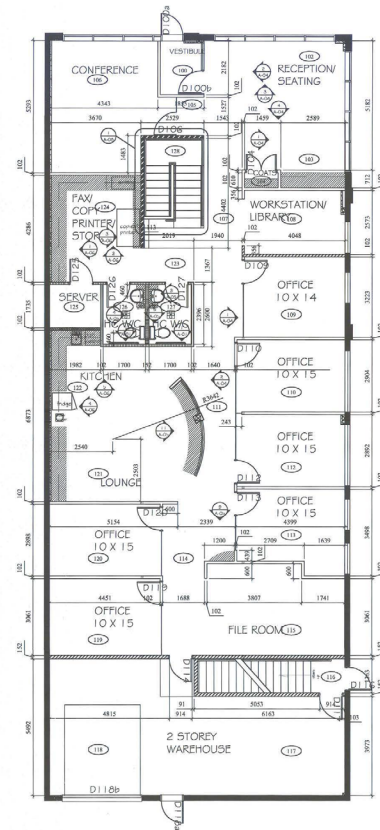
Parking

10 surface stalls
Ample free surface parking

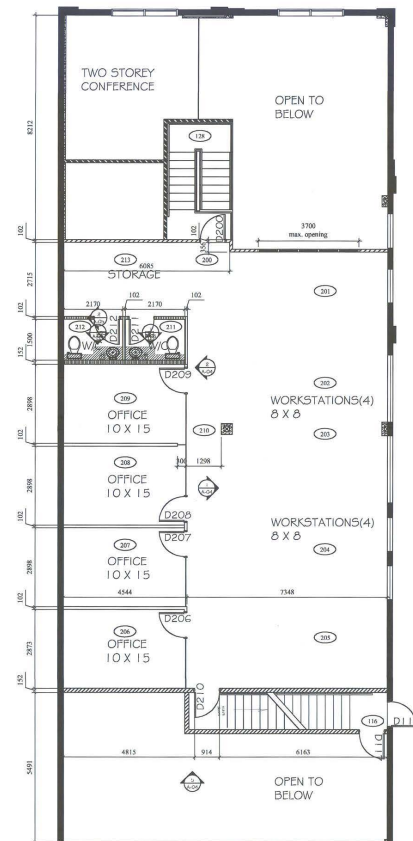
Comments

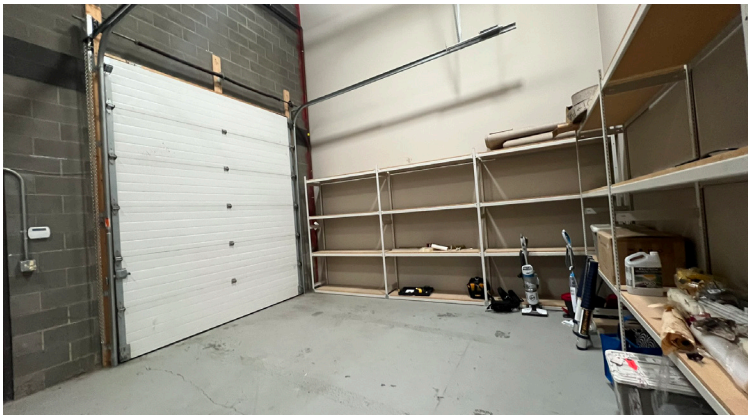
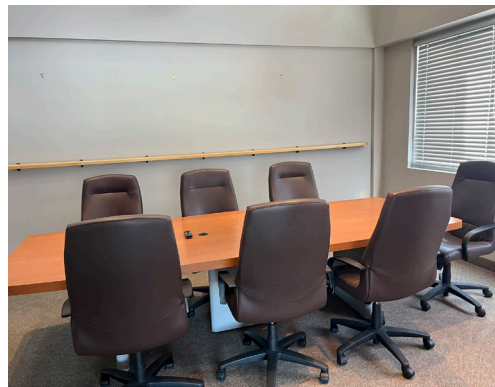
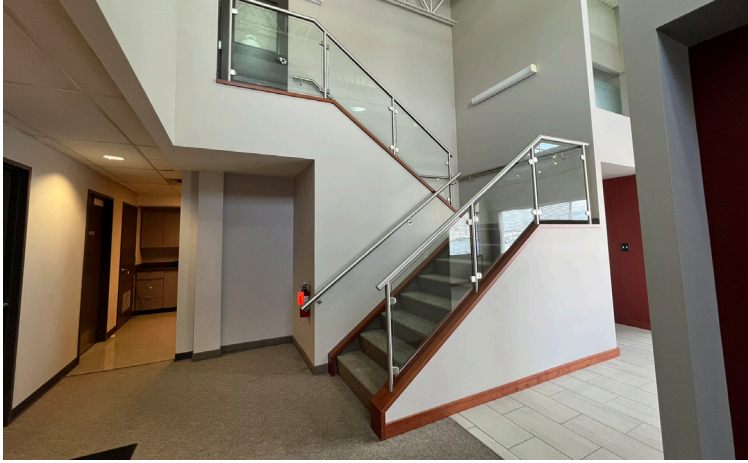
- Well improved end unit, boasting two floors of office space, with 700 sf of warehouse
- Exterior signage available
- Centrally located with convenient access to downtown Calgary
- Close proximity to various retail amenities in the immediate area
- Convenient access to Memorial Drive, 16 Avenue and Deerfoot Trail

Main Floor Plan

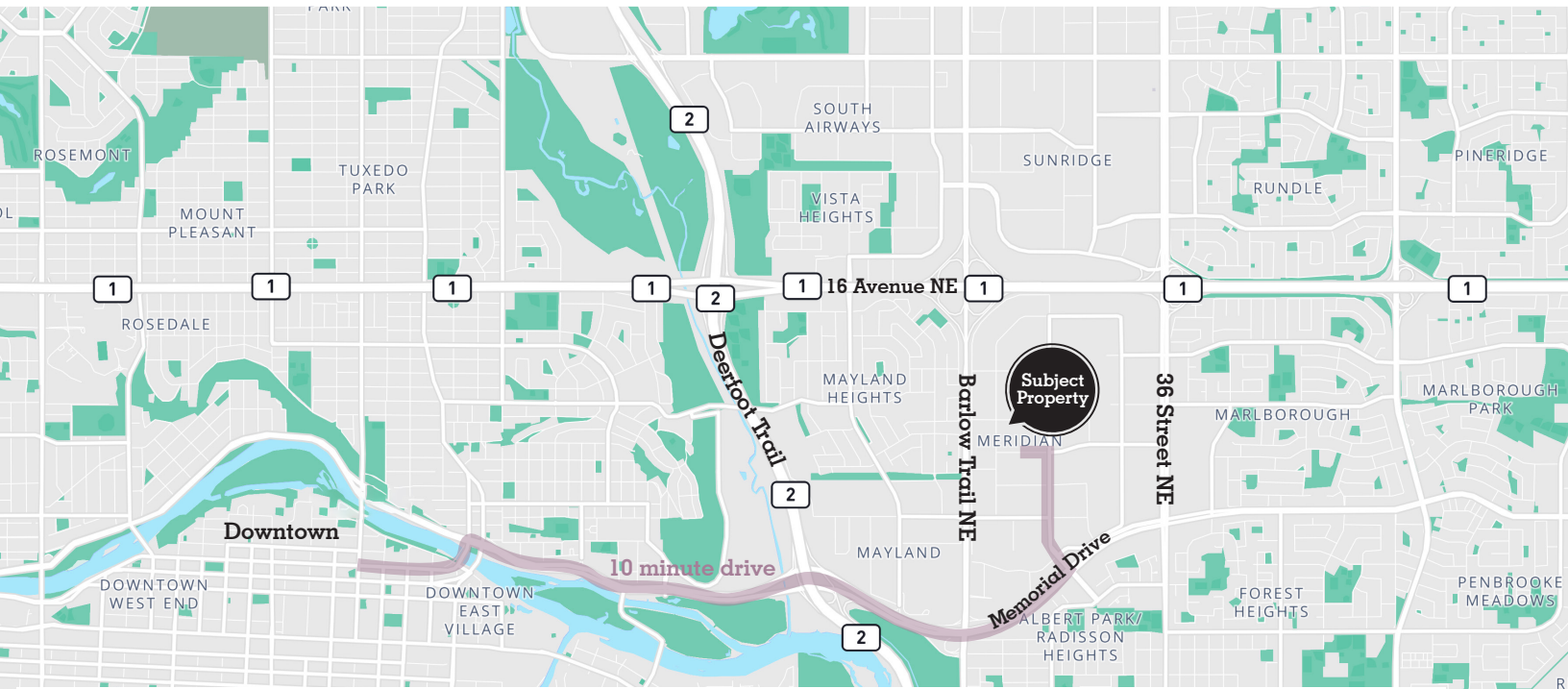


Second Floor Plan





Location Map



Nearby Amenities (Within 2 kilometres)

- | | | |
|------------------|------------------|------------------------------|
| 1. Husky | 5. Safeway | 9. A&W |
| 2. Canadian Tire | 6. The Keg | 10. Wendy's |
| 3. Home Depot | 7. Mucho Burrito | 11. Boston Pizza |
| 4. Walmart | 8. Mcdonalds | 12. Sunridge Shopping Centre |





Thank you for your interest!

If you would like more
information on any of our
services, please call or
visit us online.

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