

HIGH QUALITY OFFICE SPACE
// 2,864 SF

FOR SALE

3223 5 Avenue NE, Unit 213, Calgary, AB



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PROPERTY HIGHLIGHTS



- 2,684 SF of high quality developed office space offering one (1) private office, bull-pen style office space, and kitchenette;
- Centrally located in Nexus Business Park;
- Industrial Commercial (I-C) zoning allows for a variety of uses;
- Unreserved parking throughout;
- Quick access to Barlow Trail, Memorial Drive, Deerfoot Trail, and 10 minutes to the Downtown Core.

FOR SALE | 3223 5 Avenue NE, Unit 213

PROPERTY OVERVIEW

Address:	3223 5 Avenue NE, Unit 213
District:	Nexus Business Centre
Zoning:	Industrial Commercial (I-C)
Year Built:	2014
Total Square Footage:	2,864 SF
LINC Number:	0037408143
Sale Price:	\$925,000.00
Property Tax:	\$14,094.76
Availability:	Immediately
Condominium Fees:	\$1850.81/month



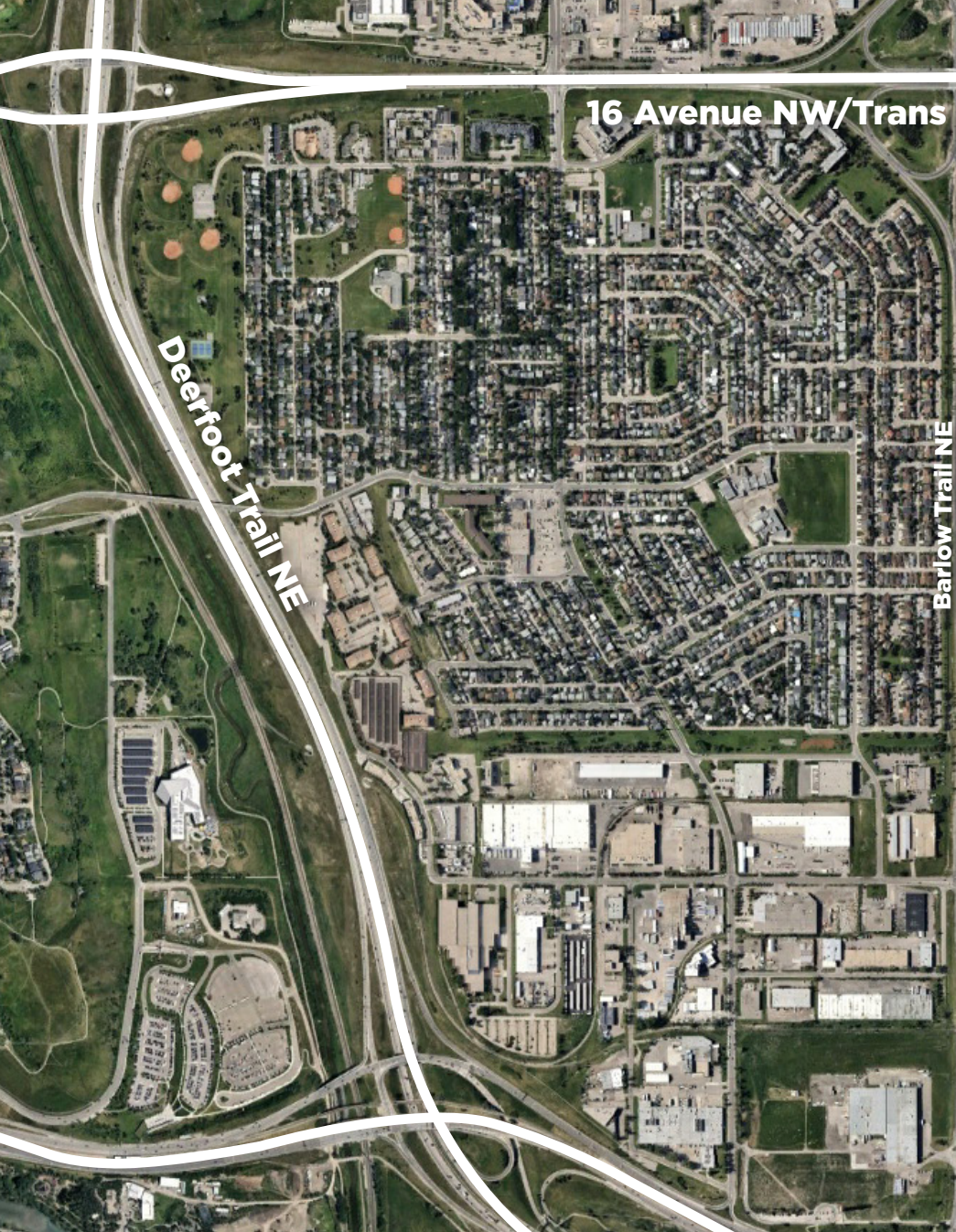
INTERIOR FEATURES // 3223 5 Avenue NE, Unit 213



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LOCATION



Drive Times:

Barlow Trail NE: **3 minutes**

Trans Canada Highway: **4 minutes**

Deerfoot Trail NE: **5 minutes**

Downtown: **10 minutes**

Calgary Airport: **15 minutes**



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