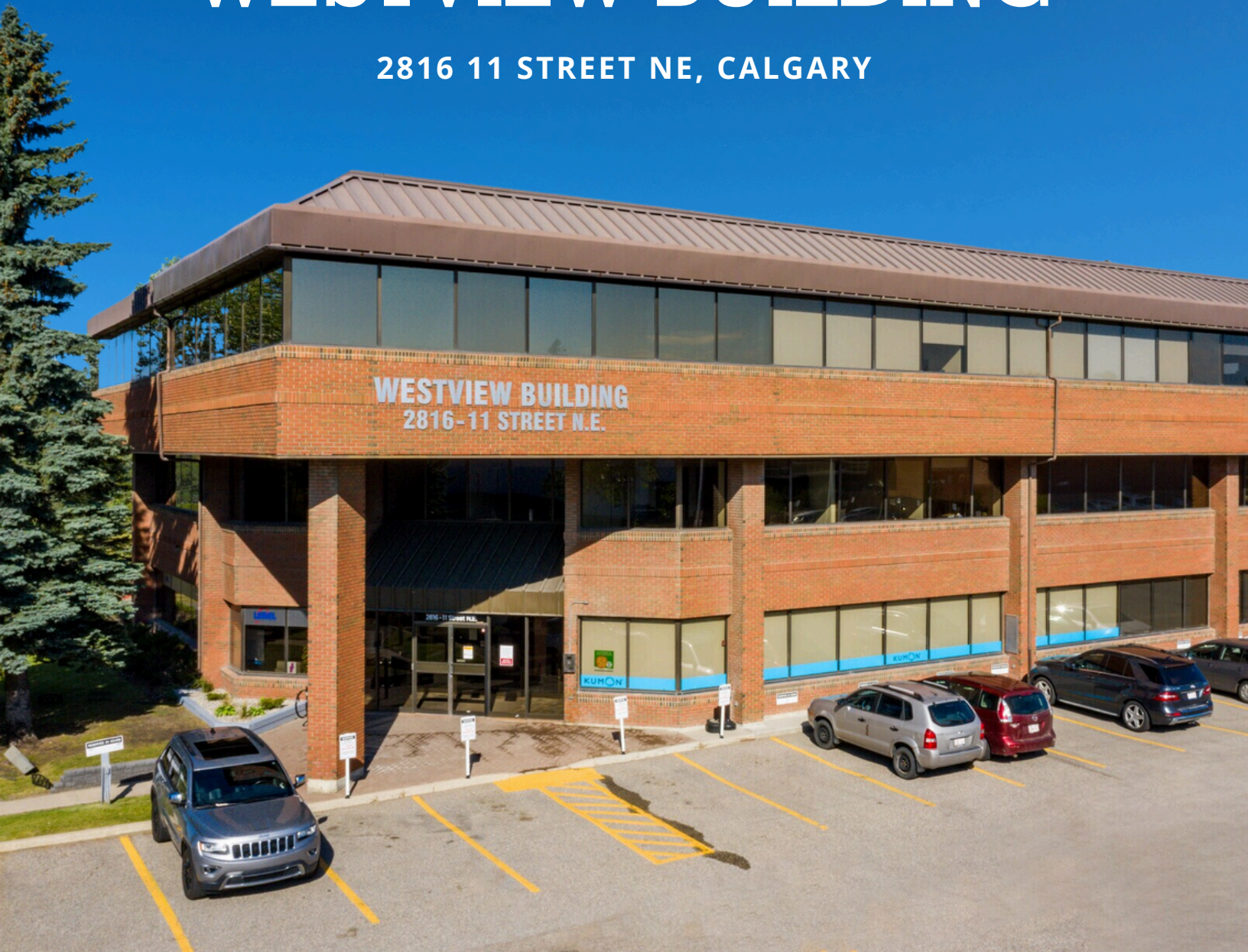


OFFICE CONDO FOR SALE

WESTVIEW BUILDING

2816 11 STREET NE, CALGARY



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Unit 101, 2816 11 Street NE

Property Type	Office Condo	
Condo Size	4,550 sf	
Parking	6 Parking Stalls	
Parking Price	Call Listing Agent	
Property Taxes	\$20,628.68 / year \$5.32 / sf	
Condo Fees	\$52,474.20 / year \$13.53/sf	
Zoning	I-B, I-Bf1.0 Industrial - Business	
Number of Storeys: 3	Building Size: 10,700 SF	Year Built: 1980

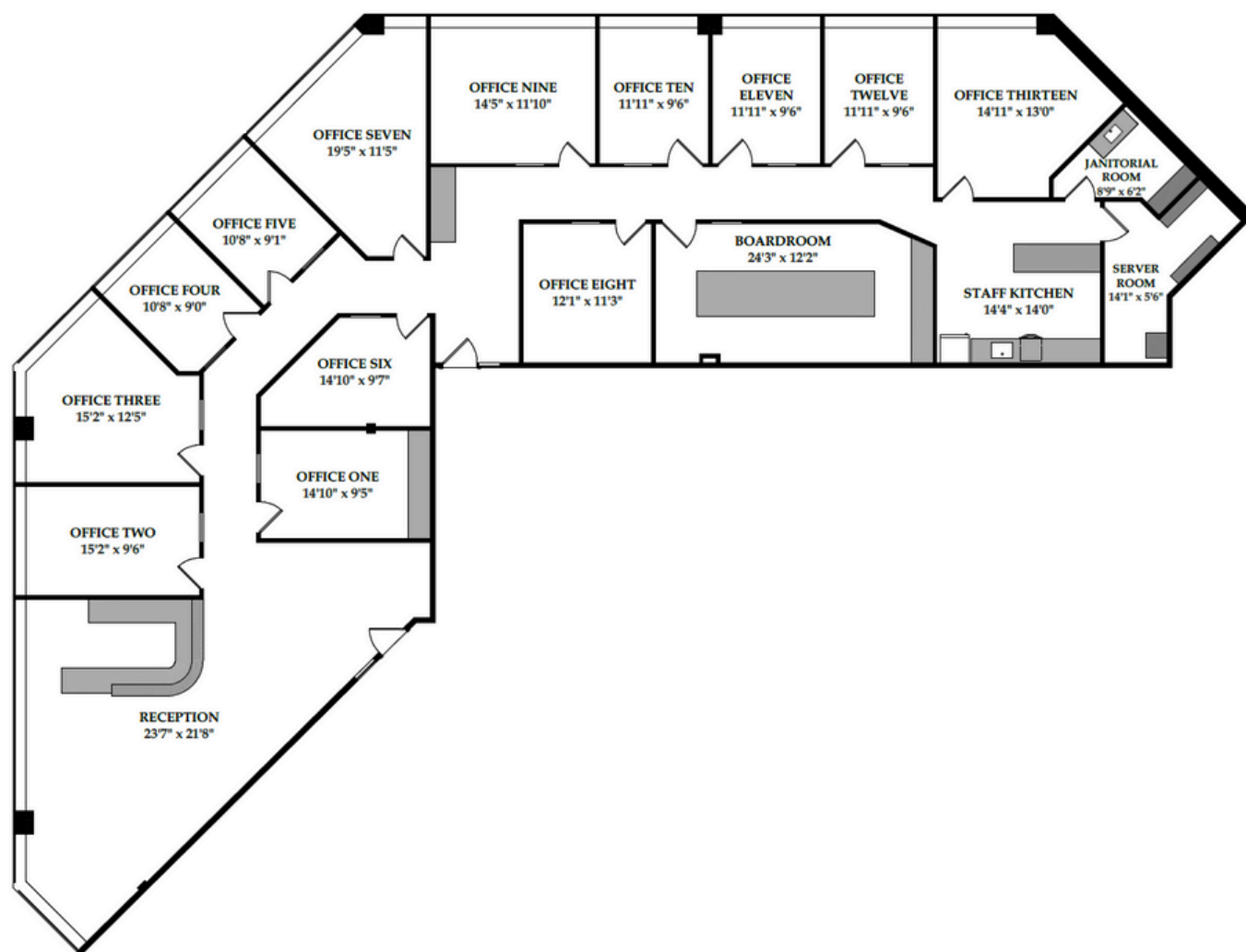


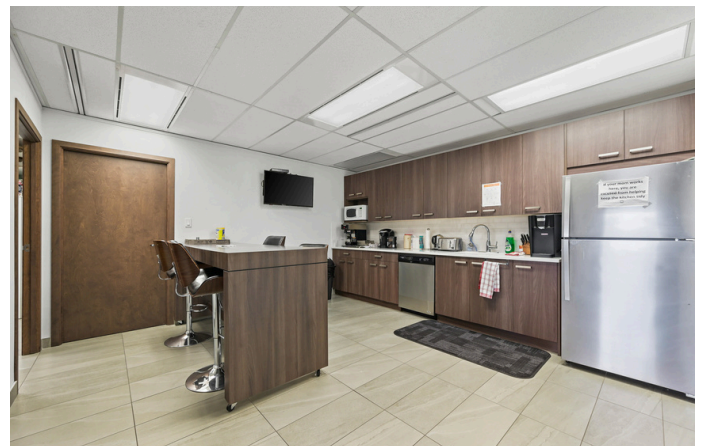
Unit 101

Main Floor

4,550 sf

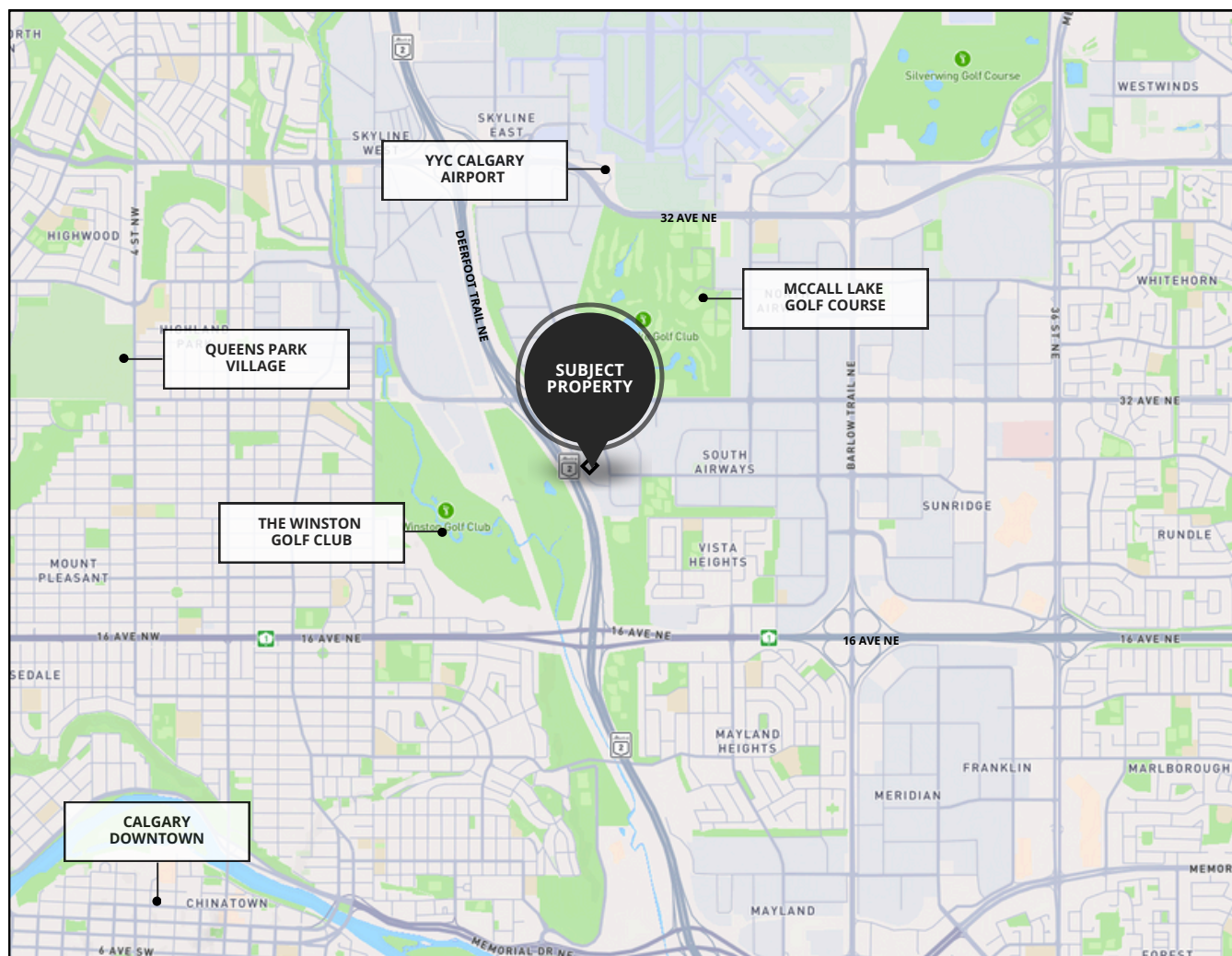
- Reception area
- 13 Offices
- Boardroom
- Staff Kitchen
- Janitorial Room
- Server Room





Property Highlights

- Boutique office building with modernized common areas
- Located above Deerfoot Trail with high visibility
- Unobstructed westerly views of downtown Calgary and nearby golf course
- Excellent access to Deerfoot Trail via 32nd Avenue NE
- Approximately 20 minutes to Calgary International Airport (YYC)



CONTACT US FOR MORE DETAILS

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