

To be sold together

1,196 sf

Unit 137

1,175 sf

Unit 141



OFFICE+ WAREHOUSE IN MERIDIAN FOR SALE

North Centre Business Park
2750 3 Avenue NE, Calgary



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Darren Abrahamson, SR. ASSOCIATE

c: 403-813-7758 • d: 403-294-7156 • dabrahamson@barclaystreet.com

Luke Stiles, SR. ASSOCIATE

c: 403-681-7810 • d: 587-393-9343 • lstiles@barclaystreet.com

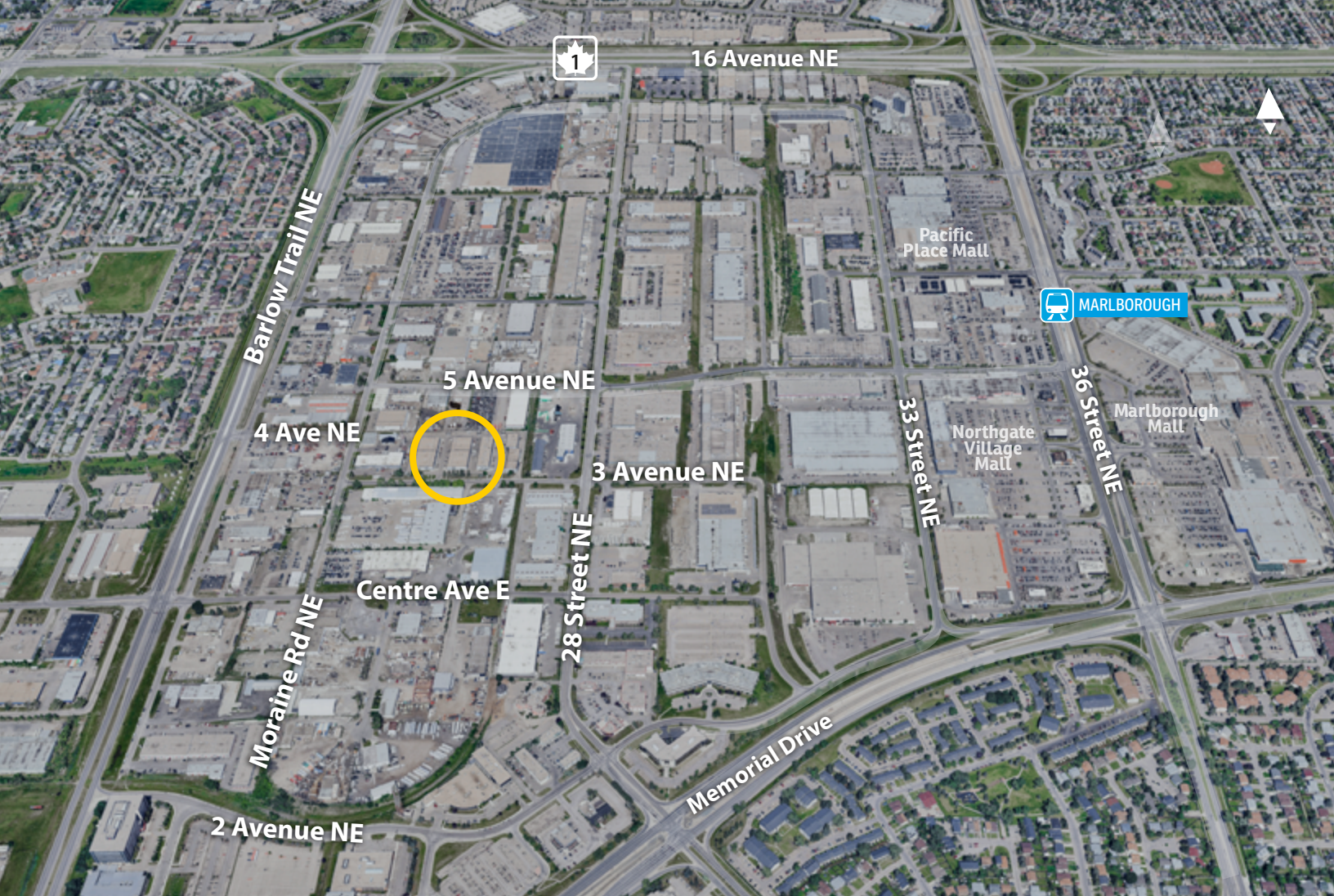
Ryan McBride, ASSOCIATE

c: 403-875-1042 • d: 403-294-7182 • rmcbride@barclaystreet.com



#not in my city

403-290-0178 • 200, 407 8 AVENUE SW, CALGARY, AB T2P 1E5
WWW.BARCLAYSTREET.COM



ACCESS TO MAJOR ROADWAYS

Great access to major roadways, with convenient connections to Barlow Trail, Memorial Drive and surrounding industrial and commercial areas.



WELL-MAINTAINED BUILDING

Well-maintained building with paved site and access, providing a clean, functional setting for tenants and visitors.



PROPERTY INFORMATION

ADDRESS: 2750 3 Avenue NE, Calgary

DISTRICT: Meridian

LEGAL DESCRIPTIONS:

Unit 137 – Plan 0710550; Unit 45

Unit 141 – Plan 0710550; Unit 46

ZONING: I-G (Industrial General)

YEAR BUILT: 2006

AVAILABLE FOR SALE:

Unit 137 – 1,196 sq. ft.

Unit 141 – 1,175 sq. ft.

TOTAL: 2,371 sq. ft.

CEILING HEIGHT: 16' (clear, TBV)

LOADING: 1 (10'w x 12'h) drive-in per unit

POWER: 225A, 120/208V, 3 phase per unit (TBV)

HEATING/HVAC:

- » HVAC – office
- » Overhead gas-fired heater unit – warehouse.

PARKING: 2 assigned surface stalls per unit

FEATURES:

- » Alarm and security cameras included
- » Office furniture included

FINANCIAL INFORMATION

AVAILABILITY: Immediate

CONDO FEES (2026):

Unit 137 – \$371.23+GST per mo

Unit 141 – \$365.57+GST per mo

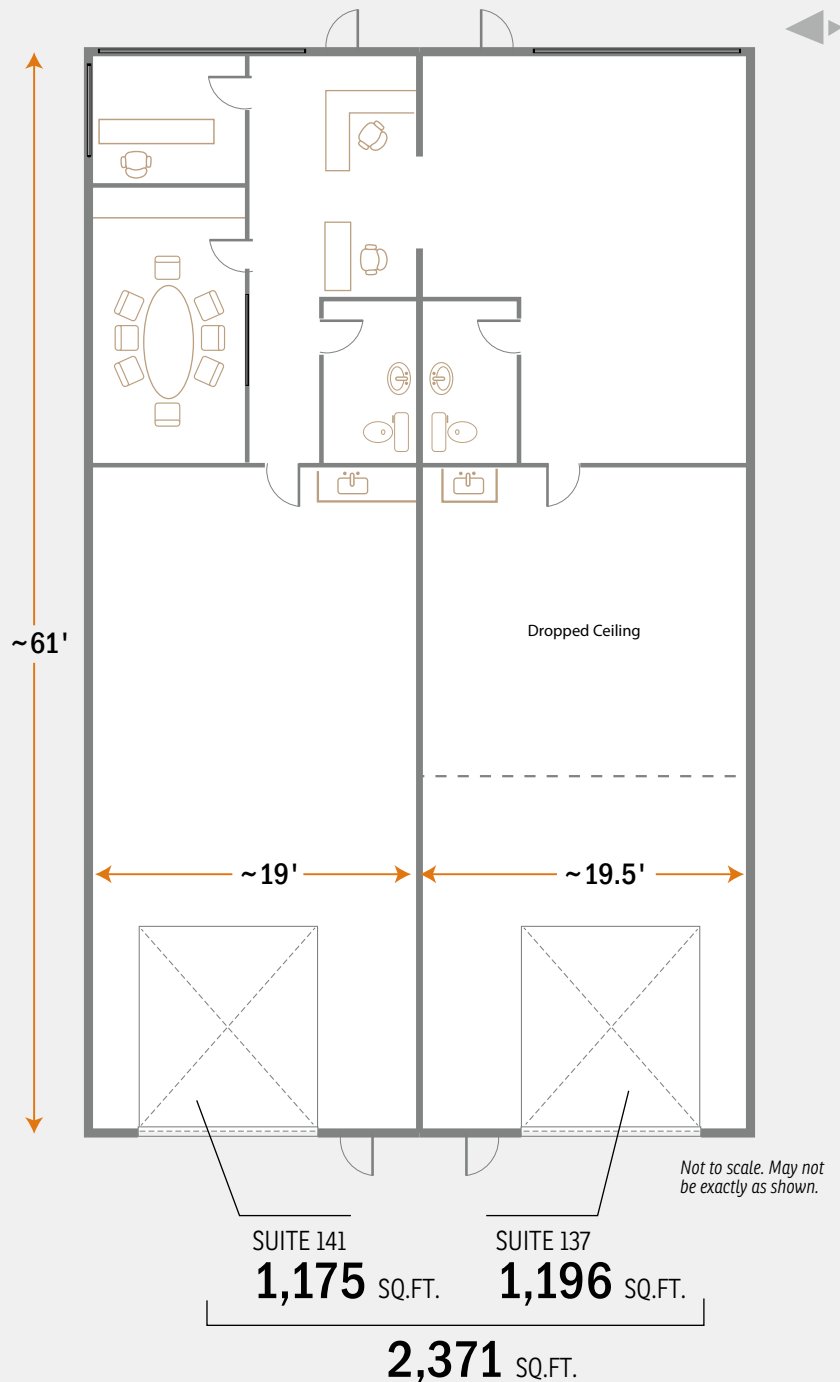
PROPERTY TAXES:

Unit 137 – \$7,929.27 (2026)

Unit 141 – \$7,763.16 (2026)

ASKING PRICE:

Units 137 and 141 to be sold together at \$840,000



OWN vs LEASE ANALYSIS

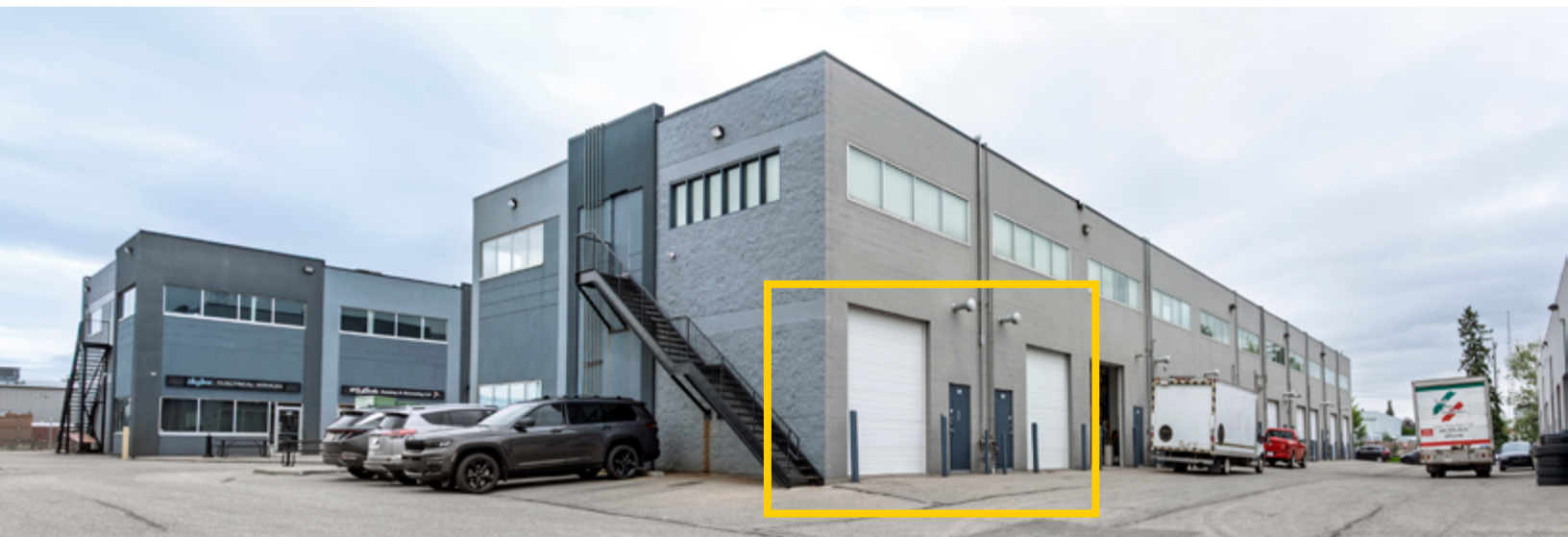
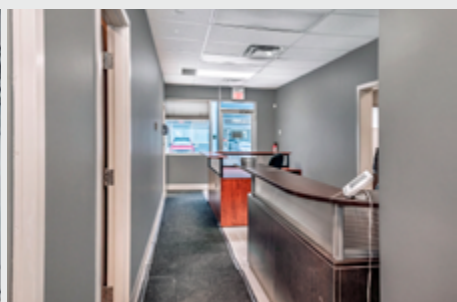
	OWN	LEASE
Area	2,371 sq. ft.	2,371 sq. ft.
Purchase price / Lease rate	\$840,000	\$16.00 / sq. ft.
Down payment (20%)	\$168,000	\$0
Amount financed	\$672,000	N/A
Monthly payment	\$3,535	\$3,161
Payments over 5 years	\$212,091	\$189,680
Principal paydown	\$86,998	\$0
Appreciation gain (3% annually)	\$133,790	\$0
Equity built over 5 years	\$388,788	\$0

At \$840,000, the monthly ownership cost is roughly \$374/mo. less than leasing. In addition to the monthly savings, ownership builds an estimated \$388,788 in equity over five years through the initial down payment, principal paydown and potential appreciation.

SUITE 137
1,196 SQ.FT.



SUITE 141
1,175 SQ.FT.



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2026 Barclay Street Real Estate Ltd. All rights reserved.

BARCLAY STREET
REAL ESTATE
LOCAL EXPERTISE MATTERS

