



FOR SALE

UNIT 305 - 3223 5 AVENUE NE

CALGARY, AB



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Property Details

Unit 305 - 3223 5 Avenue NE

Property Type
Office (Condo)

Price
Contact Agent

Building Size
107,904 SF

Year Built
2014

Lot Size
3.81 AC

Property Tax
\$11,154/annum

Unit Size
2,635 SF

Zoning
I-C - Industrial Commercial

Condo Fees
\$1,672/month

Parking
Ample Surface



Property Highlights

Premium Built

Professionally built, turnkey office space offering a high-quality, efficient work environment. The layout features a private executive office, open bullpen area, and modern kitchenette, ideal for a range of office users.

Location

Strong exposure within a well-trafficked commercial area, providing excellent visibility and easy client access. Immediate connectivity to Barlow Trail, Memorial Drive, and Deerfoot Trail places the site just 10 minutes from Downtown Calgary.

Use

Zoned I-C (Industrial Commercial), supporting a wide range of business uses and flexible layouts.

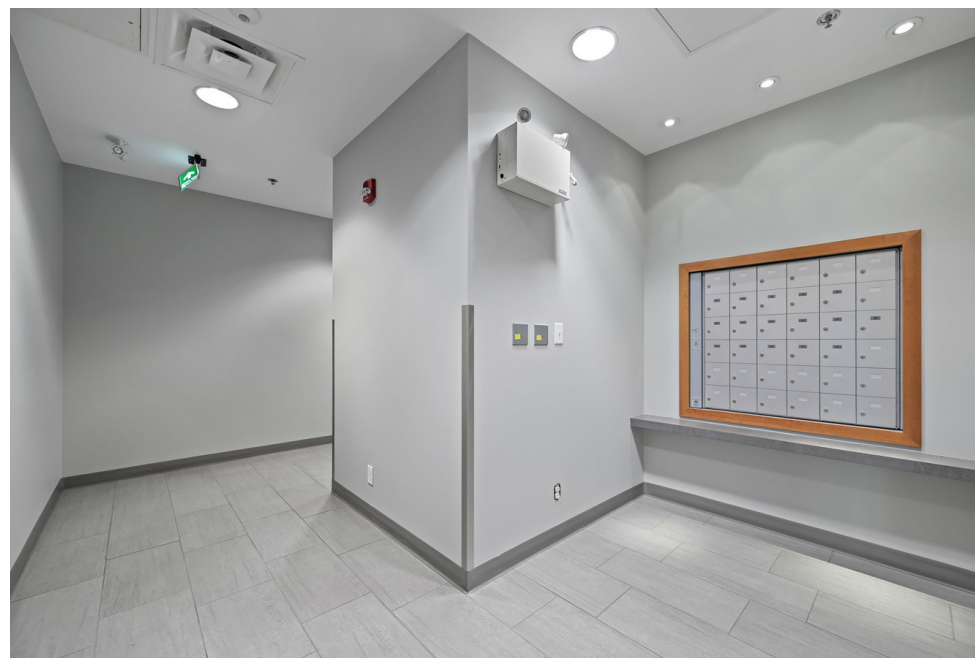
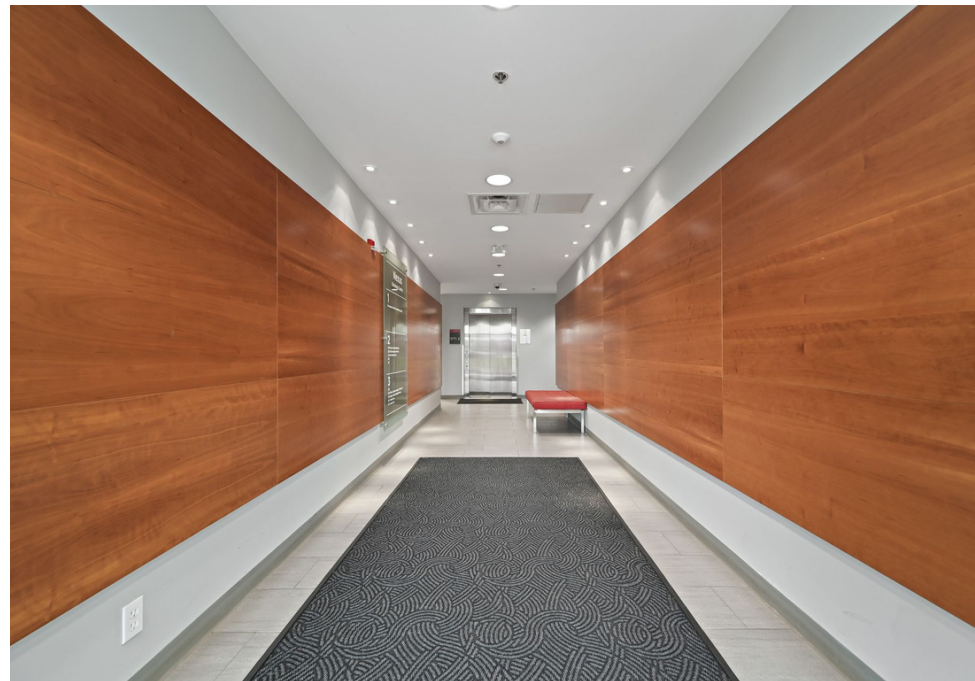
Parking

Ample unreserved surface parking available throughout the complex for staff and visitors.





Common Area Layout



FOR MORE INFORMATION



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