



# RETAIL/OFFICE CONDO BAYS

**3132 26 STREET NE  
CALGARY, ALBERTA**

## Incredible Opportunity: Prime Retail / Office Condo Bays with Abundant Parking

Unlock the potential of these centrally located retail / office condo bays, boasting ample surface parking for your customers. With exclusive access to entrances, washrooms, and a rooftop patio, this property offers unparalleled versatility.

Whether you're an owner/user looking to establish your presence or seeking additional revenue through leasing, this property is a lucrative option. One of the larger units is already leased to a thriving dance studio, ensuring immediate returns on your investment.

Conveniently situated with easy access to 32nd Ave, Barlow Trail, and Sunridge Blvd via 26th Street, this location is primed for success. Benefit from four allotted podium signage spots, providing high visibility for your brand, along with corporate signage on the entrance door.

Don't miss out on this exceptional opportunity to elevate your business presence and secure long-term financial gains. Invest in success today.

In addition to the enticing features mentioned, the owner is now offering the flexibility to purchase two separate units: a 2,431.57 square foot space and a 1,803.43 square foot space. This presents a unique opportunity for investors or business owners looking for customizable options to suit their specific needs. With the ability to tailor your investment according to your requirements, this offering further enhances the appeal and versatility of this prime commercial property. Don't miss your chance to secure the ideal space for your venture—enquire now to explore these customizable options further.

## DETAILS

Based on a 3km radius



### Population

39,080



### Median Age

38



### Household Income

\$84,839



### Zoning C-COR3

## PROPERTY DESCRIPTION

### Price:

Unit 41: \$549,000 **NOW \$499,928 (\$277.21/sf)**

Units 43 - 45: \$729,000 **NOW \$575,000 (\$236.47/sf)**

### Size:

4,235 sq. ft. (1,803.43 sq. ft. & 2,431.57 sq. ft.) exc. common area

### Op. Costs:

Unit 41: \$9.92 psf

Units 43-45: \$11.04 psf

### Property Tax:

Unit 41: \$9,660/annum

Units 43 - 45: \$16,176/annum

### Parking

Ample onsite lot

### PLEASE CONTACT:

**Linda Pitter**  
403-874-5460

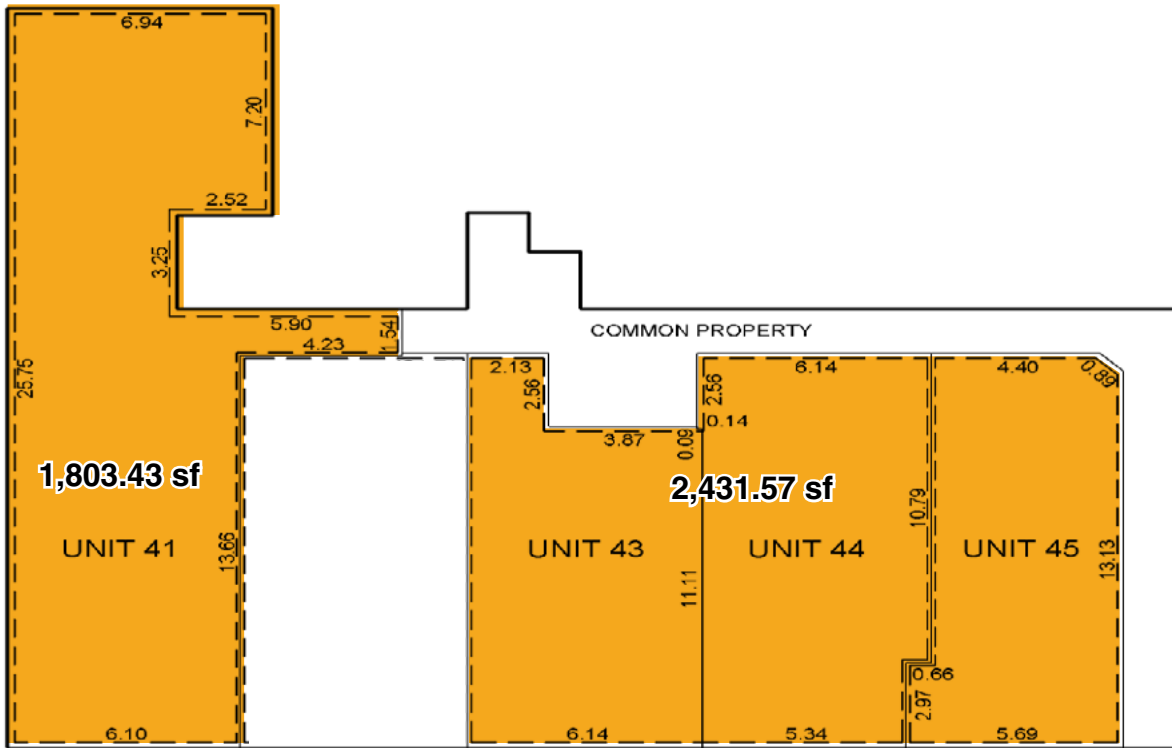
Lpitter@avenuecommercial.com

**HEAD OFFICE**  
Suite 300, 1324 - 11 Avenue SW  
Calgary, Alberta T3C 0M6  
**Toll Free** 1.800.750.6766  
**AvenueCommercial.com**

**AVENUE** | Commercial  
Real Estate Solutions

# FLOOR PLAN

3132 26 Street NE, Calgary, Alberta



**HEAD OFFICE**

Suite 300, 1324 - 11 Avenue SW  
Calgary, Alberta T3C 0M6

**Main** 403.802.6766

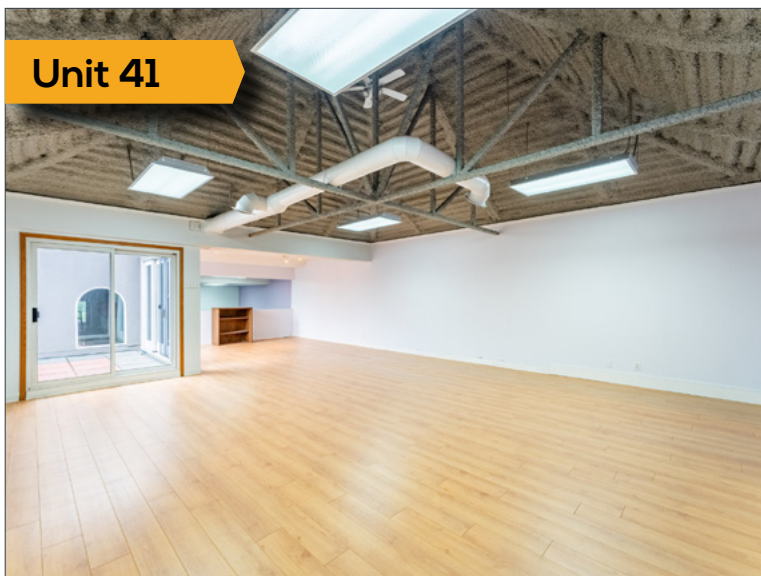
**Toll Free** 800.750.6766



Unit 41



Entrance



Unit 41



Unit 41 Patio

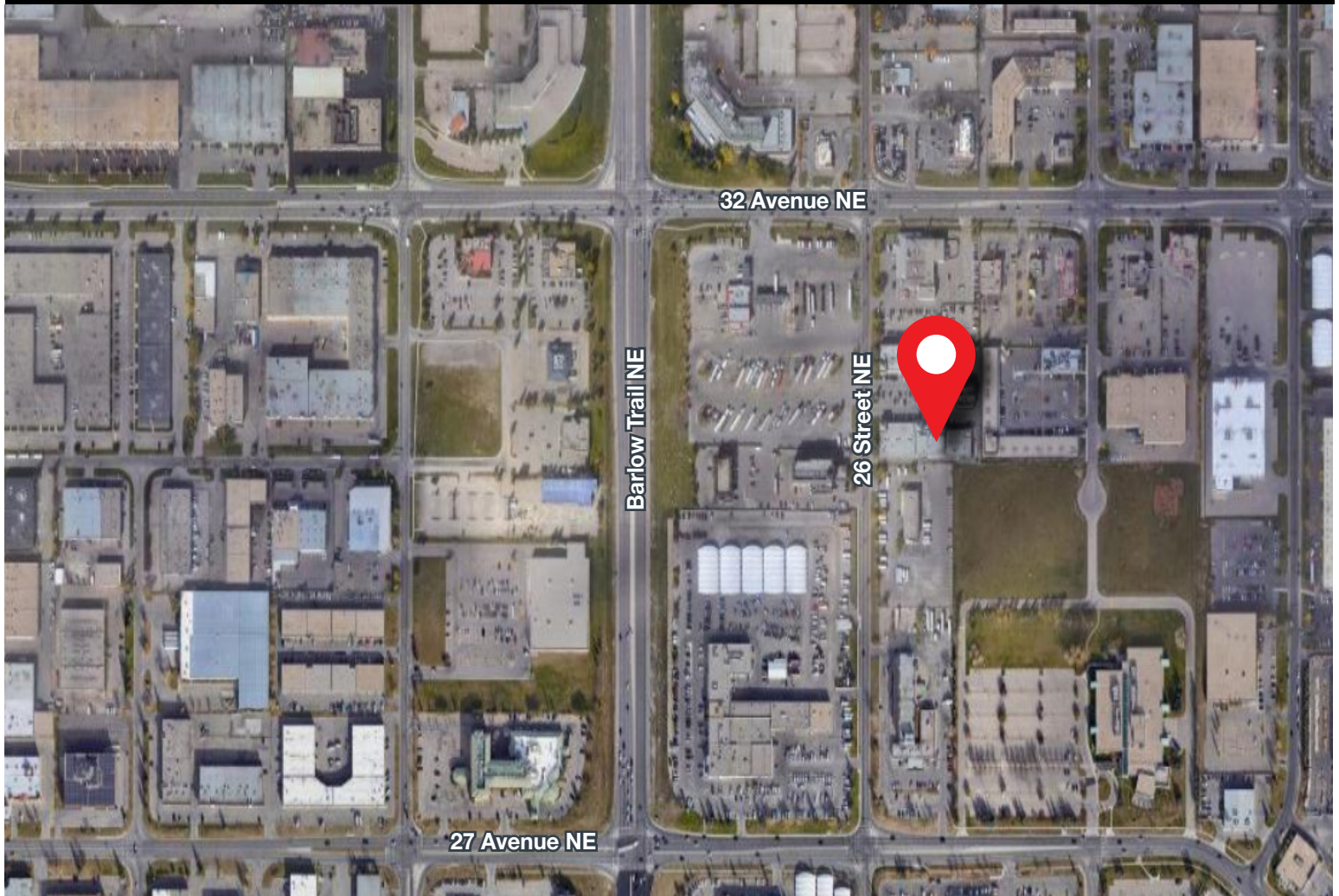


Units 43, 44, 45

Rendering

# LOCATION

3132 26 Street NE, Calgary, Alberta



## CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

**Linda Pitter**

Associate

403-874-5460

Lpitter@avenuecommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.



### HEAD OFFICE

Suite 300, 1324 – 11 Avenue SW  
Calgary, Alberta T3C 0M6

**Main** 403.802.6766

**Toll Free** 800.750.6766

[AvenueCommercial.com](http://AvenueCommercial.com)

