

CONDO FOR SALE

WESTVIEW BUILDING

UNIT 301, 2816 11 STREET NE



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Westview Building

UNIT 301, 2816 11 STREET NE

Property Type: Office Condo

Unit 301 1,153 sf

Parking: 2 Parking Stalls

Property Taxes \$6,350 / year | \$4.64 / sf

Condo Fees \$1,294/ month

Price Contact agent

Zoning I-B, I-Bf1.0 Industrial - Business

Year built 1980

Property Highlights



Boutique office building with modernized common areas



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)



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- The floor plan shows the following areas:
- E.P.**: Entrance Point at the top left corner.
 - BOARDROOM** (301): A rectangular room with a large conference table and chairs.
 - RECEPTION** (300): An area with several lounge chairs and a curved desk.
 - COPYER**: Located near the center of the floor plan.
 - STAFF/STORAGE** (302): A central area containing a rest room and storage space.
 - AP-1, AP-2, AP-3**: Access points located near the Staff/Storage area.
 - OPEN OFFICE** (303): A large open-plan workspace with multiple "Staff work site" labels and desks.
 - OFFICE** (304, 305, 306): Three individual offices at the bottom of the plan, each equipped with a desk and chair.



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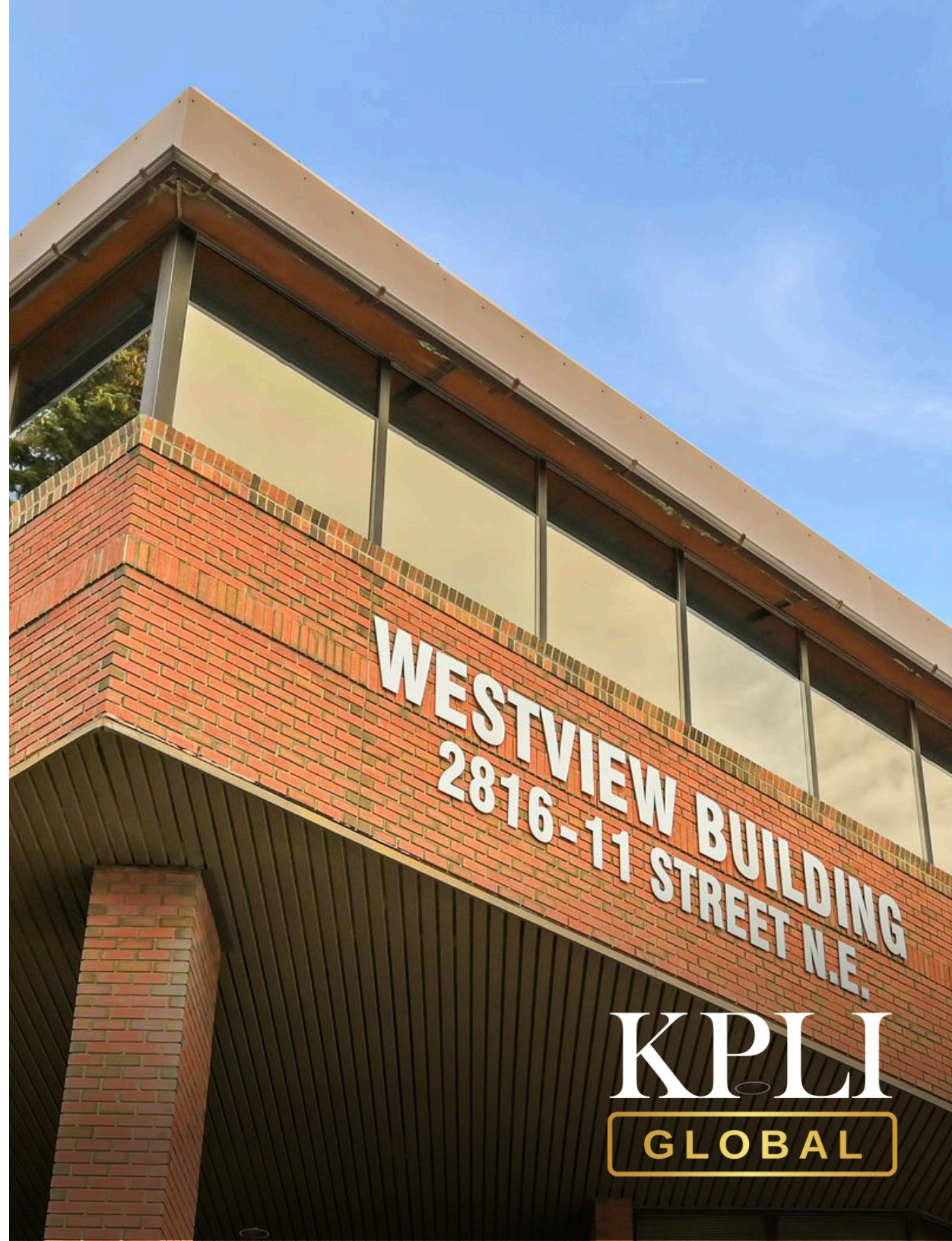
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