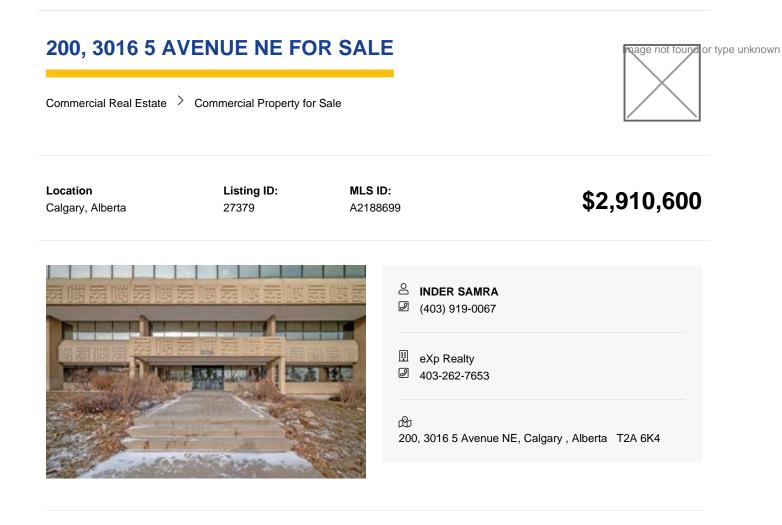


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Transaction Type For Sale

Zoning Commercial I-bf1.0

Year Built 1978

Property Sub Type Mixed Use

Building Area (Sq. M.) 772.58

Foundation Poured Concrete

Heating Forced Air,Natural Gas

Inclusions NA Title Fee Simple

Subdivision Franklin

Structure Type Mixed Use

Legal Plan 2411962

Construction Type Brick,Concrete

Electric 100 Amp Service,200 Amp Service,220 Volts

Lot Features Level,Near Public Transit

Restrictions None Known Days On Market 222

Building Type Commercial Mix

Property Type Commercial

Building Area (Sq. Ft.) 8316.00

Roof Asphalt/Gravel

Cooling Central Air

Access to Property Accessible to Major Traffic Route

Reports Floor Plans

Your Next Business Move Starts Here! This incredible second-floor unit in a modern three-story, free-standing building offers over 8,300+ square feet of customizable space, perfectly suited for colleges, clinics, corporate offices, or call centers. Designed with business growth in mind, it features multiple entrances, infrastructure for specialized equipment, over 100 surface parking stalls, and high-visibility signage opportunities. Included in the space are 24+ private rooms/meeting rooms and two separate kitchen and already tenant fitup area. Strategically positioned near Marlborough C-Train, Marlborough Mall, Memorial Drive, and the bustling 36th Street NE, it ensures easy accessibility for clients and staff alike. With seamless connectivity to Downtown Calgary, Deerfoot Trail, and Calgary International Airport, this property is a rare opportunity for investors or owner-users looking to capitalize on Calgary's thriving market. Schedule your viewing today and unlock the potential!

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