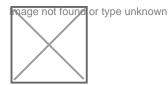


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **12, 3016 5 AVENUE NE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

28921

MLS ID: A2176292

\$1,350,000



- **△** ZAWAR CHEEMA
- **2** (403) 287-3880
- RE/MAX House of Real Estate
- **403-287-3880**
- 🛍 12, 3016 5 Avenue NE, Calgary , Alberta T2a 6k4

**Transaction Type** 

For Sale

Title

**Days On Market** 

236

Zoning

commercial I-bf1.0

Subdivision Franklin

Fee Simple

Commercial Mix

Year Built

1978

Structure Type

Low Rise (2-4 stories)

**Property Type** 

**Building Type** 

**Property Sub Type** 

Mixed Use

Commercial

Legal Plan

2411962

Building Area (Sq. Ft.)

4213.00

Building Area (Sq. M.)

391.40

Lot Size (Sq. Ft.)

84506

Lot Size (Acres)

1.94

**Construction Type** 

Brick, Concrete

Roof

Asphalt/Gravel, Concrete, Flat

**Foundation** Combination

**Electric** 

100 Amp Service, 200 Amp Service, 220

Volts

Cooling Heating

Central, Natural Gas

Lot Features

Level.Near Public Transit.Other

Access to Property

Direct Access, Public Transportation

Nearby

Central Air

Inclusions

Restrictions None Known Reports

Floor Plans

Excellent opportunity in a 3-storey freestanding office building move-in ready with a lot of open parking in the central location offered for sale in the heart of NE near Marlborough C-Train. the building was being used for multiple purposes such as educational training institutions, corporate offices and the West Jet call center. The building has been condomized many units are available on all levels, on the main floor space is available for medical-related facilities, a family clinic, a dentist clinic, an optometrist clinic and a medical test laboratory. These premises also have front, rear and side entrances, and, very visible signage space signage is also available. This is easily accessible from Barlow Trail, 36 St NE, and 16 Ave and easy commute to Memorial Drive, Downtown, Deerfoot Trail and Airport. More than 100 surface car parking stalls and Marlborough public transportation are accessible within easy walking distance. This office building mostly consists of fully developed rooms, a kitchen area, reception zones, and boardrooms. This is a fantastic opportunity for an investor or owner user looking for value in a very busy city of Calgary real estate market with excellent access to Downtown, Memorial Dr and Deerfoot Trail.

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