

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.

3115 12 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 32718

MLS ID: A2266603

\$6,500,000



[△] KAMIL LALJI

(403) 383-1579

□ CIR Realty

403-294-1500

🖄 3115 12 Street NE, Calgary , Alberta T2E 7J2

Transaction Type

For Sale

Zoning I-B f1.0

SubdivisionSouth Airways

Year Built

1981

Structure Type

Low Rise (2-4 stories)

Property Type Commercial

Property Sub Type

Office

Legal Plan 7811365 Building Area (Sq. Ft.)

74055.00

Building Area (Sq. M.)

6879.88

Lot Size (Sq. Ft.)

Lot Size (Acres) 2.30

379.88

Inclusions

N/A

Restrictions
None Known

100245

Reports

None

This is a a Court of Kings Bench ordered sale. Explore an exceptional investment opportunity with this well-maintained 4-storey office building in a highly accessible NE Calgary location. The property is 73,030 sq.ft, class B, suburban office and was constructed in 1980 and features professional, long-term tenants, strong on-site parking and attractive curb appeal with manicured landscaping. Ideal for an investor seeking to add value or someone looking to occupy the vacant portions of the building (approximately 27,000 sq.ft). The total site size is 2.3 acres and contains 170 paved surface parking stalls which supports an excellent parking coverage for tenants and visitors. The classic red-brick exterior, elevator service and a welcoming atrium/lobby area create an inviting environment for an array of business types, along with advantageous signage exposure to 12th Street NE. The flexible suite mix from small private offices to larger floor plates makes it easy to relet or reposition for higher rents or alternate office/co-working configurations. There are strong transportation links: immediate access to 32 Ave NE and Deerfoot Trail for quick highway connectivity; Strategically located in NE Calgary's business nodes with nearby retail and service amenities and solid exposure to commuter routes — attractive to professional and service tenants.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.