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## 305, 3223 5 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
33757

**MLS ID:**  
A2281848

**\$1,050,000**



 **ANTHONY AU**  
 (403) 903-6123

 KPLI Real Estate Corporation  
 403-554-8453

 305, 3223 5 Avenue NE, Calgary , Alberta T2A 5N1

|                                     |   |   |
|-------------------------------------|---|---|
| <b>Transaction Type</b><br>For Sale | <b>Days On Market</b><br>94               | <b>Zoning</b><br>I-C                    |
| <b>Subdivision</b><br>Marlborough   | <b>Building Type</b><br>Commercial Mix    | <b>Year Built</b><br>2014               |
| <b>Structure Type</b><br>Multi Unit | <b>Property Type</b><br>Commercial        | <b>Property Sub Type</b><br>Office      |
| <b>Legal Plan</b><br>1511087        | <b>Building Area (Sq. Ft.)</b><br>2635.00 | <b>Building Area (Sq. M.)</b><br>244.80 |
| <b>Inclusions</b><br>N/A            | <b>Restrictions</b><br>See Remarks        | <b>Reports</b><br>None                  |

Professionally built, turnkey office space designed to deliver a polished, efficient work environment with minimal upfront investment. The well-planned layout features a private executive offices, open bullpen workspace, and a modern kitchenette—ideal for businesses seeking functionality without compromise. The property offers strong exposure within a highly trafficked commercial corridor, ensuring excellent visibility and convenient access for clients and staff alike. With immediate connectivity to Barlow Trail, Memorial Drive, and Deerfoot Trail, the location provides seamless access across the city and is just 10 minutes from Downtown Calgary. Zoned I-C (Industrial–Commercial), the space accommodates a wide range of business uses and offers flexibility for future growth. Ample unreserved surface parking throughout the complex further enhances convenience for both employees and visitors.

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