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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

**\$1,015,000**



 **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>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	1	I-C
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
Marlborough	Commercial Mix	2014
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Multi Unit	Commercial	Office
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
1511087	2635.00	244.80
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
N/A	See Remarks	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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