

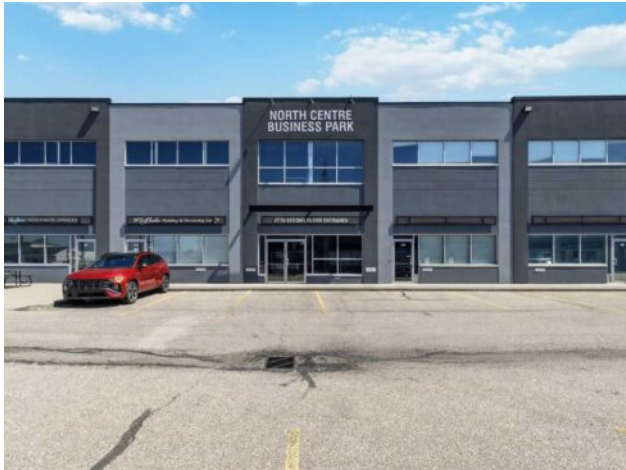


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

221, 2770 3 Avenue NE
Calgary, Alberta

MLS # A2333976



\$349,900

Division: Meridian

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,175 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

PRIME SECOND-FLOOR OFFICE CONDO FOR SALE in Calgary's highly desirable Franklin Industrial Park! This 1,175 SQ. FT. professionally finished office space offers an efficient and functional layout featuring a welcoming RECEPTION/WAITING AREA, FOUR PRIVATE OFFICES (THREE WITH WINDOWS), a GALLEY KITCHEN, an IN-SUITE WASHROOM WITH SHOWER, and a convenient STORAGE ROOM. The bright, well-maintained unit is move-in ready and ideal for a wide range of professional, administrative, medical, or consulting businesses. Located in a modern, attractive complex with EXCELLENT ACCESS to Memorial Drive, Barlow Trail, Deerfoot Trail, and the Trans-Canada Highway, and only 10 MINUTES TO DOWNTOWN CALGARY AND YYC INTERNATIONAL AIRPORT. Office furniture is NEGOTIABLE, and the owner is also open to a LONG-TERM LEASE if preferred. Whether you're looking to own your business space or invest in a high-demand commercial location, this is an outstanding opportunity. BOOK YOUR PRIVATE SHOWING TODAY!