

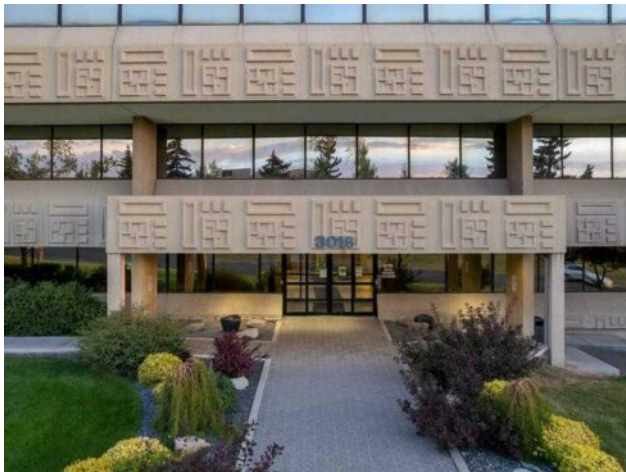


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12, 3016 5 Avenue NE
Calgary, Alberta

MLS # A2176292



\$1,350,000

Division:	Franklin
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	5th Ave NE
Bus. Name:	-
Size:	4,213 sq.ft.
Zoning:	commercial I-bf1.0
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	1.94 Acres
Lot Feat:	Level, Near Public Transit, Other

Heating:	Central, Natural Gas
Floors:	-
Roof:	Asphalt/Gravel, Concrete, Flat
Exterior:	Brick, Concrete
Water:	Public
Sewer:	Public Sewer
Inclusions:	Na

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.