

FOR SALE

INDUSTRIAL CONDO BAY

109, 2750 - 3 Avenue NE



PROPERTY DETAILS

Size:	1,196 sq. ft.
Condo Fees:	\$295/mth
Taxes:	\$7,289 (2019)
Zoning:	I-G (Industrial General)
Loading:	1 - 10' x 12' Drive-in door
Power:	225 Amp
Ceiling Height:	13'
Parking:	Two (2) parking stalls
Year Built:	2006
Available:	60 days

PROPERTY FEATURES

- Previous Martial Arts studio
- Build-out includes office, washroom, storage and studio
- Close proximity to shopping centres, hotels, eateries, downtown, financial institutions
- Located in Franklin Industrial Park with easy access to Memorial Drive, 16th Avenue, Barlow and Deerfoot Trails

ASKING PRICE: \$335,000

For further information, please contact:



Julie Stefan
Associate
Direct: (403) 804-1399
jstefan@royallepage.ca

John Hamilton
Associate
Direct: (403) 815-9041
hamilton.jw@hotmail.com

CMS Real Estate Ltd.



Royal LePage Solutions - Commercial Division #205, 264 Midpark Way SE Calgary, AB T2X 1J6

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OFFICE CONDO
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