

# FOR SALE OR LEASE INDUSTRIAL CONDO BAY 109, 2750 - 3 Avenue NE



## PROPERTY DETAILS

<b>Size:</b>	1,196 sq. ft.
<b>Condo Fees:</b>	\$295/mth
<b>Taxes:</b>	\$6,258.86 (2020)
<b>Lease Rate:</b>	\$10.00/sq. ft.
<b>Op Costs:</b>	\$9.19/sq. ft.
<b>Zoning:</b>	I-G (Industrial General)
<b>Loading:</b>	1 - 10' x 12' Drive-in door
<b>Power:</b>	225 Amp
<b>Ceiling Height:</b>	13'
<b>Parking:</b>	Two (2) parking stalls
<b>Year Built:</b>	2006
<b>Available:</b>	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: \$285,000**

For further information, please contact:



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**FOR SALE OR LEASE**  
**OFFICE CONDO**  
**109, 2750 - 3 Avenue NE**

 **ROYAL LePAGE**  
**COMMERCIAL**

