

FOR SALE OR LEASE INDUSTRIAL OFFICE CONDOS 225 & 229, 2770 - 3 Avenue NE



PROPERTY DETAILS

Total Size	1,685 sq. ft.
Bay 225:	562 sq. ft.
Bay 229:	1,123 sq. ft.
Condo Fees:	455.89/mth for full unit
Taxes:	\$7,549.44

Lease Rate

Bay 225:	\$1,000/mth Gross
Bay 229:	\$2,500/mth Gross
Op Costs:	TBV
Parking	
Bay 225:	1 parking space
Bay 229:	2 parking spaces

PROPERTY FEATURES

- Zoning - I-G Industrial General
- Year Built - 2006
- Available - April 1, 2021
- Furniture may be purchased
- Located in Franklin Industrial Park with easy access to Memorial Drive, 16th Avenue, Barlow and Deerfoot Trails

[VIRTUAL TOUR - BAY 225](#)

[VIRTUAL TOUR - BAY 229](#)

ASKING PRICE FOR SALE: \$449,000



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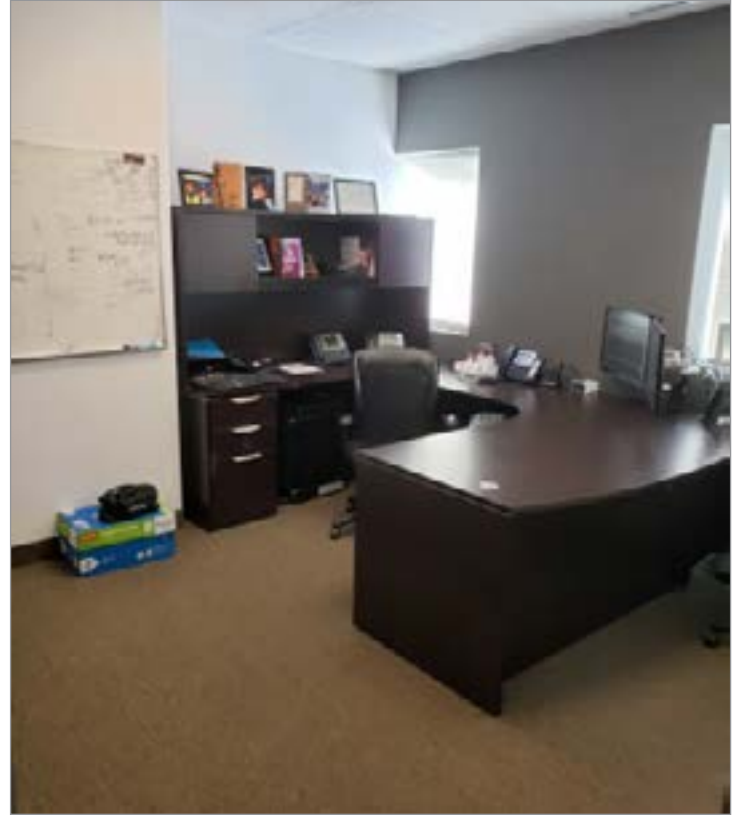


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**Floor Plans
Office Condo 225 - 562 sq. ft.**



**Floor Plans
Office Condo 229 - 1,123 sq. ft.**

