

# FOR SALE OR LEASE INDUSTRIAL OFFICE CONDOS

101, 105, 201 & 205, 2770 - 3 Avenue NE



## PROPERTY DETAILS

**Size - For Sale:** 5,674 sq. ft.

Bays 101 & 201: 2,980 sq. ft.

Bays 105 & 205: 2,694 sq. ft.

**Condo Fees:** \$426/mth/bay (TBV)

**Taxes (2021):**

Bay 101: \$7,707.24; Bay 105: \$6,965.36

Bay 201: \$7,490.87; Bay 205: \$6,955.07

**Size - For Lease**

6,586 sq. ft. (with Gross-up)

**Lease Rate:**

\$11.00/sq. ft.

**Op Costs:**

\$9.83/sq. ft. (TBV)

**Zoning:**

I-G (Industrial General)

**Parking:**

Three (3) assigned/bay

**Year Built:**

2006

**Available:**

Negotiable

## PROPERTY FEATURES

- Tenant choice of paint color
- Close proximity to shopping centres, hotels, eateries, downtown, financial institutions
- Located in Meridian Industrial Park with easy access to Memorial Drive, 16th Avenue, Barlow and Deerfoot Trails

**ASKING PRICE FOR SALE: \$1,087,000 (\$191.58/SQ. FT.)**

For further information, please contact:



**Julie Stefan**

Associate

Direct: (403) 804-1399

[jstefan@royallepage.ca](mailto:jstefan@royallepage.ca)

**John Hamilton**

Associate

Direct: (403) 815-9041

[hamilton.calgary49@gmail.com](mailto:hamilton.calgary49@gmail.com)

CMS Real Estate Ltd.



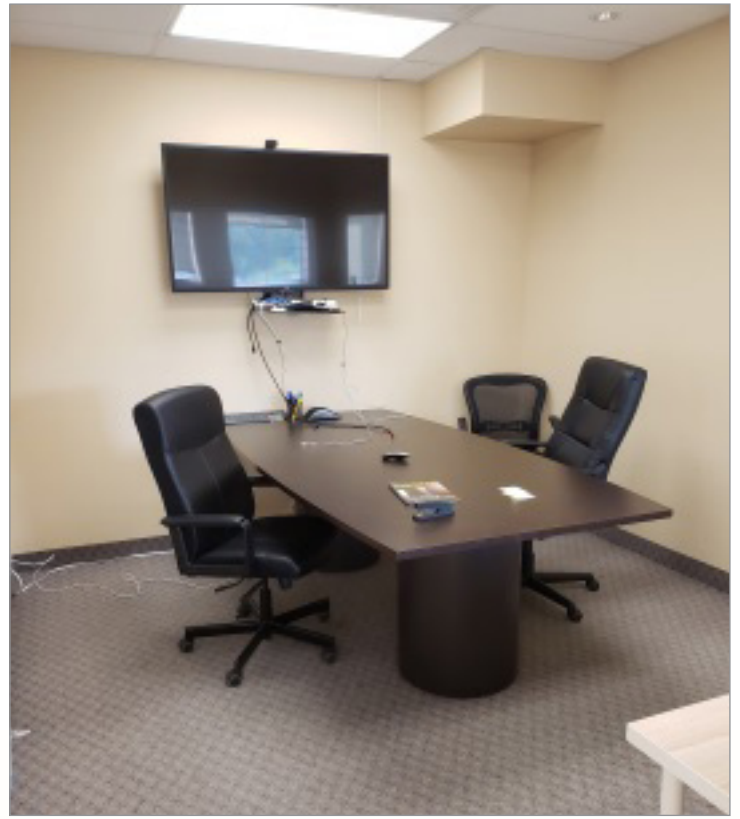
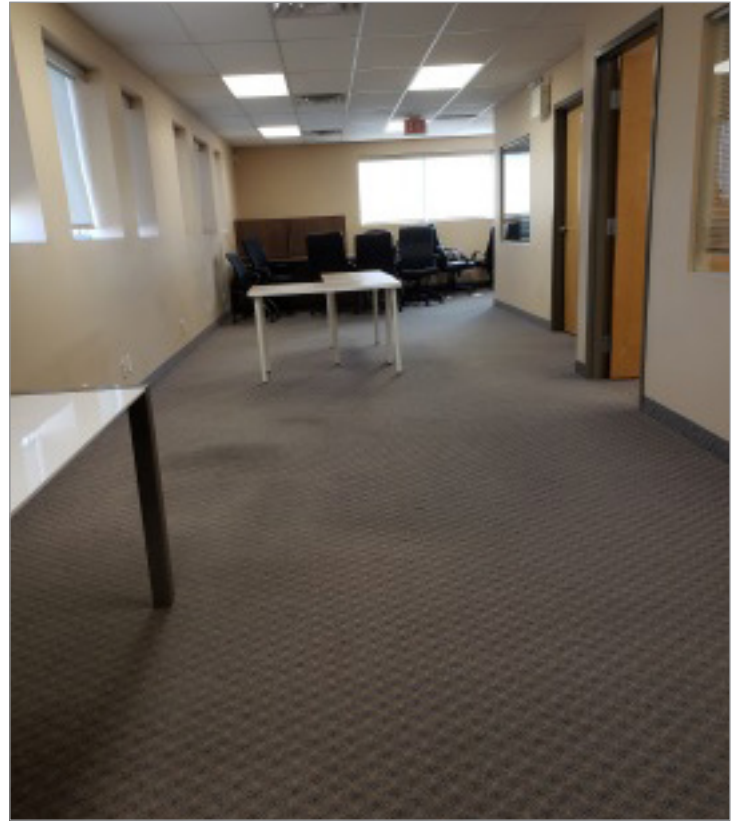
Royal LePage Solutions - Commercial Division #205, 264 Midpark Way SE Calgary, AB T2X 1J6

Not intended to solicit any party under a relevant contract. The information above is derived from sources believed reliable; however, no warranties or representations are being made regarding such information, including the potential income, costs, or profits associated with a property. Interested parties should consult a qualified professional for investment, financial or tax advice. All offices are independently owned and operated, except those offices marked as "Royal LePage Real Estate Services Ltd." Royal LePage is a registered trade-mark used under license. © 2012 Brookfield Real Estate Services Manager Limited

# FOR SALE OR LEASE INDUSTRIAL OFFICE CONDOS

101, 105, 201 & 205, 2770 - 3 Avenue NE

ROYAL LEPAGE  
COMMERCIAL





# FOR SALE OR LEASE INDUSTRIAL OFFICE CONDOS 101, 105, 201 & 205, 2770 - 3 Avenue NE

