

SALE
6,317 s.f.

Office / Warehouse
Condo bay

REDUCED PRICE



Office Intensive Central NE Industrial Condo

Bays 144,148 2730 – 3rd Avenue NE, Calgary

- High quality office improvements
- Drive in loading
- Central NE location
- Ideal location for user requiring high office component with small warehouse.

For more information contact:

Steve Toye
Associate
403-452-4628
stoye@romanre.com

Dean (Dino) Truant
Broker
403-452-9536
dtruant@romanre.com

Dan Luijkx
Associate
403-452-9586
dluijkx@romanre.com



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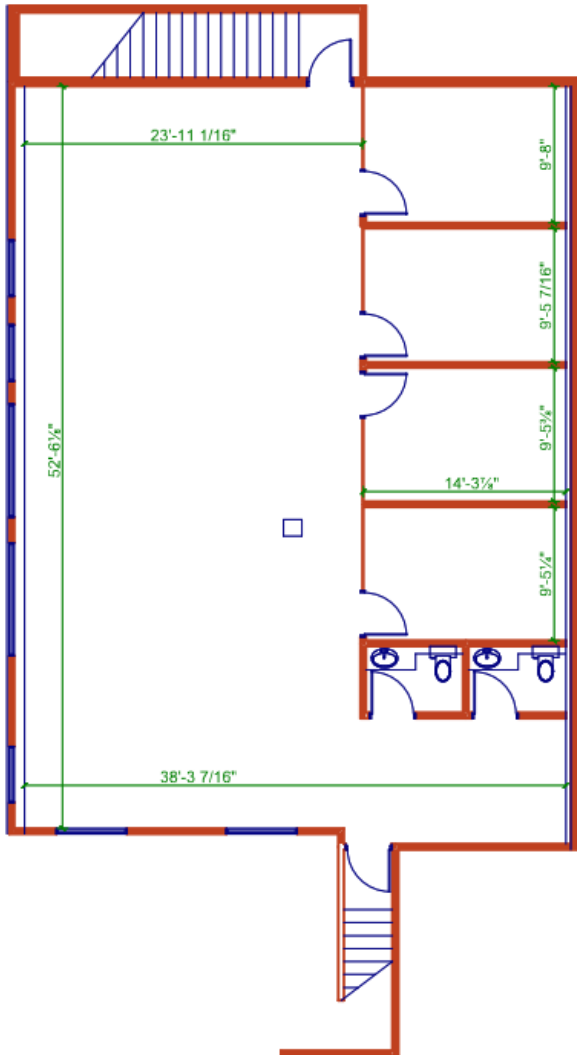


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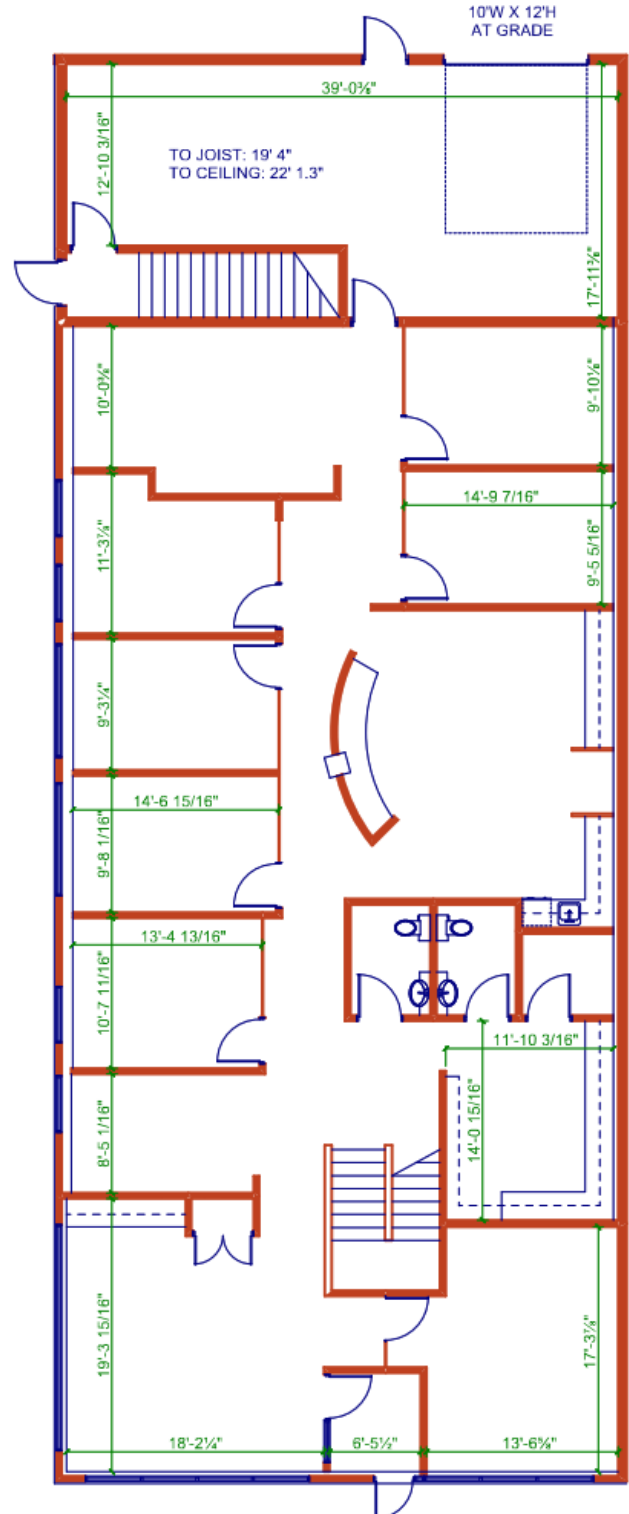
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MEZZANINE



MAIN FLOOR



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Address: Bay 144 + 148, 2730 – 3 Ave NE

Size: Office 3,411 s.f.
Mezz Office 2,260 s.f.
Warehouse 646 s.f.
Total 6,317 s.f.

Zoning: I-G
Ceiling Height: 24' clear
Power: 200 amps tbv
Loading: 1 Drive in 12' x 14'
Comments:

- Available immediately
- 10 dedicated parking stalls

Condo Fees (2019): \$943.10 per month
Taxes (2019) \$21,319.47 per annum
Purchase Price: ~~\$1,395,000.00~~ **\$1,295,000.00**



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