

SALE
6,317 s.f.

Office / Warehouse
Condo bay

VTB FINANCING AVAILABLE



Office Intensive Central NE Industrial Condo

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

- High quality office improvements
- 15% VTB financing available
- Also available for lease
- Ideal location for user requiring high office component with small warehouse.

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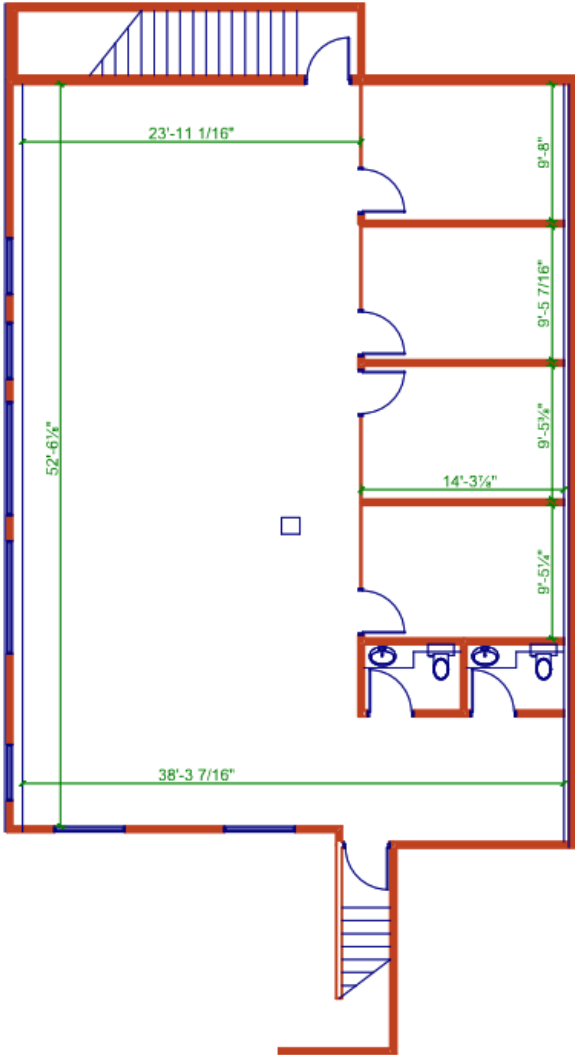


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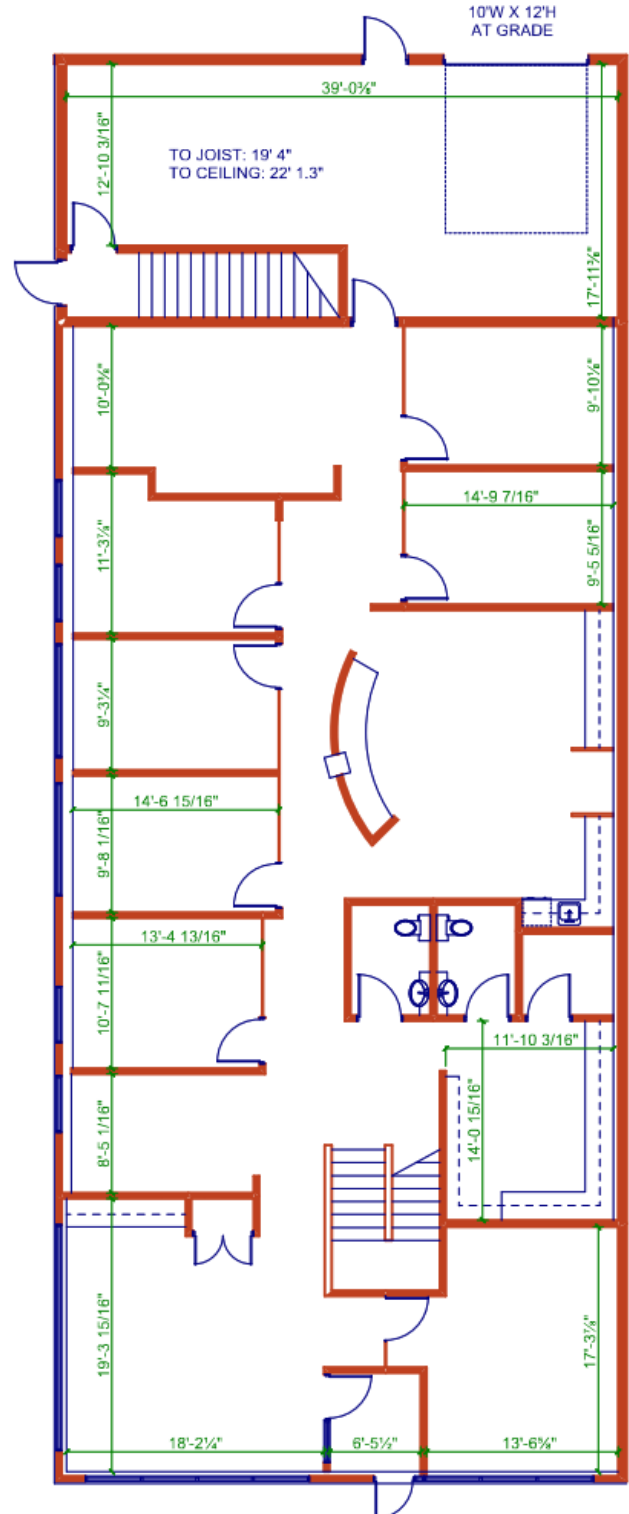
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MEZZANINE



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:

- 15% VTB financing @ 3%, interest only
- 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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