

# \$1,350,000 - 12, 3016 5 Avenue Ne, Calgary

MLS® #A2176292

**\$1,350,000**

0 Bedroom, 0.00 Bathroom, 4,213 sqft

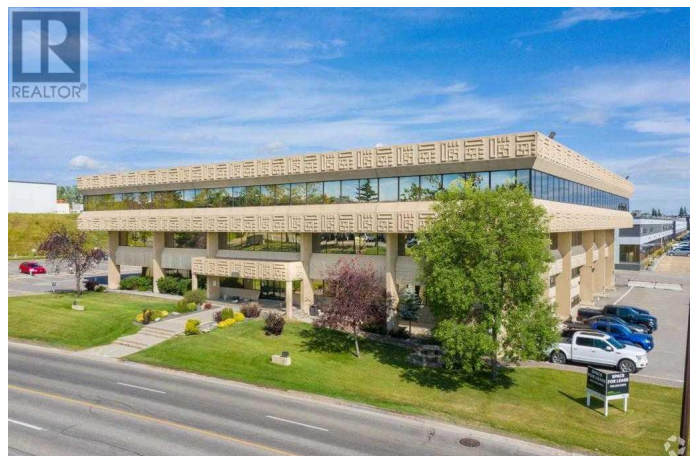
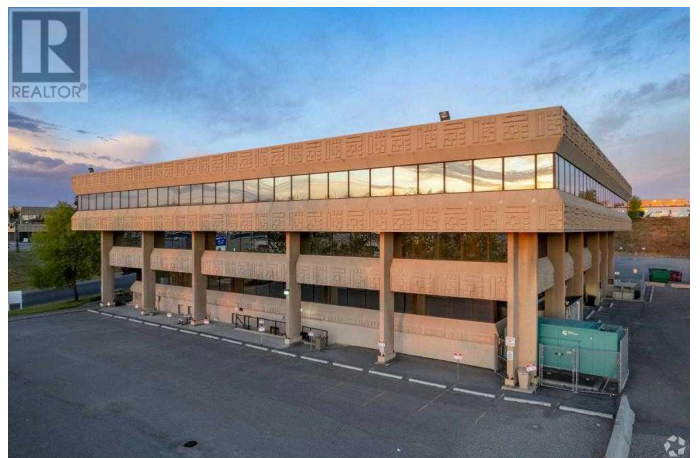
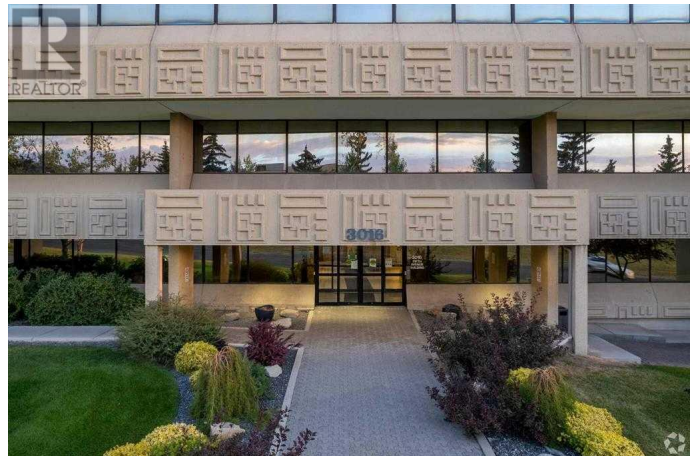
Other on 1.94 Acres

Franklin, Calgary, Alberta

Excellent opportunity in a 3-storey freestanding office building move-in ready with a lot of open parking in the central location offered for sale in the heart of NE near Marlborough C-Train. the building was being used for multiple purposes such as educational training institutions, corporate offices and the West Jet call center. The building has been condomized many units are available on all levels, on the main floor space is available for medical-related facilities, a family clinic, a dentist clinic, an optometrist clinic and a medical test laboratory. These premises also have front, rear and side entrances, and, very visible signage space signage is also available. This is easily accessible from Barlow Trail, 36 St NE, and 16 Ave and easy commute to Memorial Drive, Downtown, Deerfoot Trail and Airport. More than 100 surface car parking stalls and Marlborough public transportation are accessible within easy walking distance. This office building mostly consists of fully developed rooms, a kitchen area, reception zones, and boardrooms. This is a fantastic opportunity for an investor or owner user looking for value in a very busy city of Calgary real estate market with excellent access to Downtown, Memorial Dr and Deerfoot Trail. (id:6289)

Built in 1978

## Essential Information



Listing #	A2176292
Price	\$1,350,000
Bathrooms	0.00
Square Footage	4,213
Acres	1.94
Year Built	1978
Type	Other
Sub-Type	Condominium/Strata

### Community Information

Address	12, 3016 5 Avenue Ne
Subdivision	Franklin
City	Calgary
Province	Alberta
Postal Code	T2a6k4

### Amenities

Features	Other, Level
Parking Spaces	132

### Interior

Heating	Natural gas Central heating
Cooling	Central air conditioning

### Exterior

Exterior	Brick, Concrete
Construction	Poured concrete
Foundation	See Remarks

### Listing Details

Listing Office	RE/MAX House of Real Estate
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