

**12, 3016 5 Avenue NE**  
**Calgary, Alberta**

**MLS # A2176292**



**\$1,350,000**

<b>Division:</b>	Franklin
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	5th Ave NE
<b>Bus. Name:</b>	-
<b>Size:</b>	4,213 sq.ft.
<b>Zoning:</b>	commercial I-bf1.0
<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	1.94 Acres
<b>Lot Feat:</b>	Level, Near Public Transit, Other

<b>Heating:</b>	Central, Natural Gas
<b>Floors:</b>	-
<b>Roof:</b>	Asphalt/Gravel, Concrete, Flat
<b>Exterior:</b>	Brick, Concrete
<b>Water:</b>	Public
<b>Sewer:</b>	Public Sewer
<b>Inclusions:</b>	Na

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.