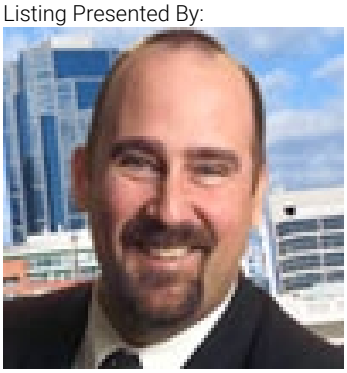


2710 3 Avenue Calgary Alberta

$1,500,000

Strategically located in Calgary's Meridian industrial area, Units 135 and 139 at 2710 - 3 Avenue NE offer a rare opportunity to acquire ?6,033 SF of centrally located industrial condominium space. The property consists of two contiguous, individually titled units featuring a functional mix of office and warehouse space over two floors, including approximately 4,171 SF of office area and 1,862 SF of warehouse space. Improvements include 19' clear ceiling heights, two 10' x 12' drive-in loading doors, 225-amp power service to each unit, a steel mezzanine, six assigned parking stalls, and a fully paved site. Zoned I-G (Industrial General), the property provides excellent accessibility to major transportation routes and is well suited for owner-users seeking a centrally located industrial facility. (id:6769)

Listing Presented By:



Originally Listed by:
Charles

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