



2770 3 Avenue Calgary Alberta

\$325,000

Discover the epitome of convenience and efficiency with these second-floor office units in Meridian Park's heart. Boasting proximity to downtown and neighbouring industrial hubs, these units offer an ideal blend of accessibility and strategic location. Two second floor office condos in Meridian Park close to downtown and other industrial businesses. A monthly condo fee of \$556.96 for both units, ensuring hassle-free maintenance and management. Additionally, the 2023 taxes amount to \$8,808 annually. Unit 225 presents a versatile layout featuring three offices, a kitchen, and ample storage across 562 square feet of space. Meanwhile, unit 229 offers a more expansive setting, comprising five offices, a kitchen, and a welcoming reception area, spanning a generous 1,123 square feet. These units seamlessly combine to provide a total area of 1,685 sq ft. Each unit has a separate gas and electric meter, and its own air conditioning unit on the roof. Units are connected via doorway. Three designated surface parking stalls (two for #229, one for #225). I-G General Industrial zoning allows for multiple uses. (id:6769)

Listing Presented By:



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<http://www.ramikie.ca/>

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