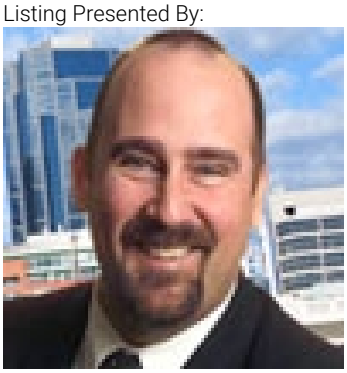


2770 3 Avenue Calgary Alberta

$349,900

PRIME SECOND-FLOOR OFFICE CONDO FOR SALE in Calgary's highly desirable Franklin Industrial Park! This 1,175 SQ. FT. professionally finished office space offers an efficient and functional layout featuring a welcoming RECEPTION/WAITING AREA, FOUR PRIVATE OFFICES (THREE WITH WINDOWS), a GALLEY KITCHEN, an IN-SUITE WASHROOM WITH SHOWER, and a convenient STORAGE ROOM. The bright, well-maintained unit is move-in ready and ideal for a wide range of professional, administrative, medical, or consulting businesses. Located in a modern, attractive complex with EXCELLENT ACCESS to Memorial Drive, Barlow Trail, Deerfoot Trail, and the Trans-Canada Highway, and only 10 MINUTES TO DOWNTOWN CALGARY AND YYC INTERNATIONAL AIRPORT. Office furniture is NEGOTIABLE, and the owner is also open to a LONG-TERM LEASE if preferred. Whether you're looking to own your business space or invest in a high-demand commercial location, this is an outstanding opportunity. BOOK YOUR PRIVATE SHOWING TODAY! (id:6769)

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