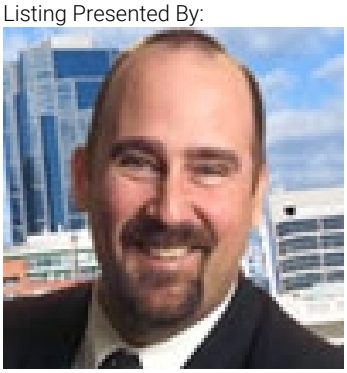


3132 26 Street Calgary Alberta

$279,900

Excellent Commercial Opportunity - Units 218 & 220 at InterPacific Business Park! These two side-by-side office units are located on the second floor and offer a combined area of 1,262.4 sq. ft. Each unit is separately titled and has its own entrance, offering excellent flexibility for business owners and investors. The units are currently combined into one larger office space, with the dividing wall removed, but can easily be converted back into two separate units by adding a wall. They can be purchased together or separately to suit your needs. Featuring plenty of windows and abundant natural light, the space provides a bright and welcoming work environment. The building has two stairwells, no elevator, and two common-area washrooms. Enjoy low condo fees and utility costs, along with ample free, unassigned parking for staff and clients. Conveniently located with excellent access to Barlow Trail and 16 Avenue NE (Highway 1), the property is close to restaurants, hotels, Costco, and other amenities. A law firm currently occupies another unit on the second floor, creating an established professional business environment. Whether you are looking for office space for your own business or an excellent investment opportunity with potential rental income, these versatile units are worth considering. A floor plan is available. Units are offered separately at the following prices: $259,900 (smaller unit) & $279,900 larger unit). Call today to arrange your private showing! (id:6769)

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