

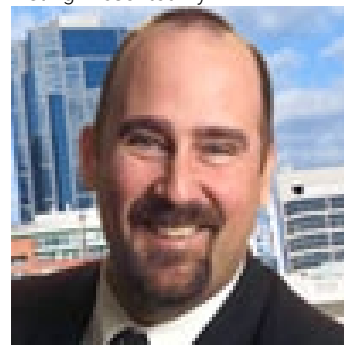


## 3223 5 Avenue Calgary Alberta

\$981,000

WHY LEASE WHEN YOU CAN BUY. IDEAL FOR DENTIST | MEDICAL USE | IT | LAW OFFICE | ACCOUNTING | SELF EMPLOYED | AND OTHER USES. |Nexus Business Centre is a Class A business development in Calgary. Raising the office standard in the Calgary market, experience abundant free surface parking, secured building entrances, common washrooms on every floor, an elevator for convenient access and 24-hour CCTV surveillance. This move-in-ready office is 2864 SQ. FT. receives incredible natural light throughout the workday from floor-to-ceiling glass windows that face 5th Avenue NE. Take advantage of an adaptable open concept, an in-unit employee kitchen area, and an individually metered HVAC system. Situated five to 10 minutes from Downtown Calgary, Nexus Business Centre offers quick access to the Trans-Canada Highway and Barlow Trail NE. It sits within walking distance of the Marlborough LRT Station. Additionally, reach the Northgate Village Shopping Centre, Pacific Place Mall, Marlborough Mall and numerous dining and shopping options within short drives. (id:6769)

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