

FOR SALE 3016 - 5TH AVENUE NE, CALGARY



HIGHLIGHTS:

- Opportunity for income growth from below-market lease rates Priced significantly below replacement cost
- Excellent access to public transit bus stop within one block and minutes walk from Marlborough Light Rail Transit station; providing a direct connection to the central business district and other quadrants of the city
- Convenient access to Memorial Drive, Deerfoot Trail, and the Trans-Canada Highway;
 less than 10 minutes from the downtown core and Calgary International Airport

Cell: 403.615.8874

· Exceptionally well maintained



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PROPERTY DETAILS:

MUNICIPAL ADDRESS: 3016 - 5th Avenue NE

LEGAL DESCRIPTION:

Plan 7710146 Block 13 Lot 1

SITE AREA: 84,400 SF

NET LEASABLE AREA: 67,802 SF

Please Contact:

Richard Seguire, Broker

Cell: 403.615.8874

rseguire@preferredcommercial.ca

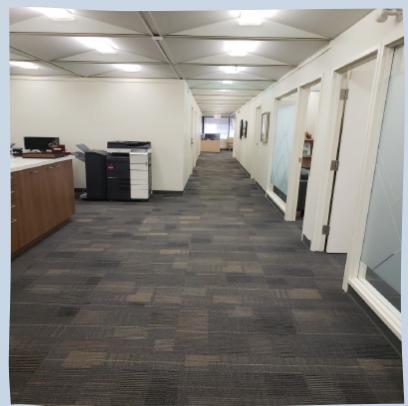


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