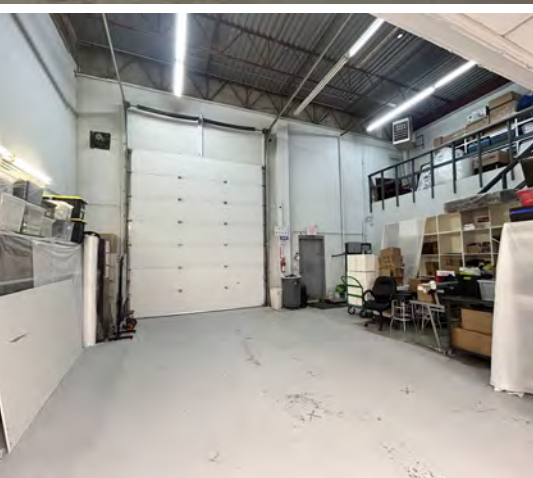




FOR SALE

±4,868 SF

WAREHOUSE CONDO

NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

End Cap Unit With Ample Office Build Out

Unit 1, 3500 27 Street NE, Calgary, AB T1Y 5E2 | Building A | Horizon

PROPERTY HIGHLIGHTS

- » Multiple private offices with ample natural light, creating a bright and comfortable working environment
- » Excellent accessibility to major transportation routes, including 32nd Avenue NE and Barlow Trail NE
- » Significant office build-out spanning two floors, providing a substantial amount of functional workspace
- » Multiple private offices with ample natural light, ideal for focused work and private meetings
- » Dedicated showroom space offering an attractive area for product displays, customer interactions, or client presentations
- » Flexible layout suitable for a variety of office, showroom, and commercial uses
- » Well-suited for businesses seeking a combination of professional office space and a small warehouse area
- » Located within an established commercial area with convenient access to nearby amenities and services

For more information,
please contact:



Brody Butchart | Senior Associate

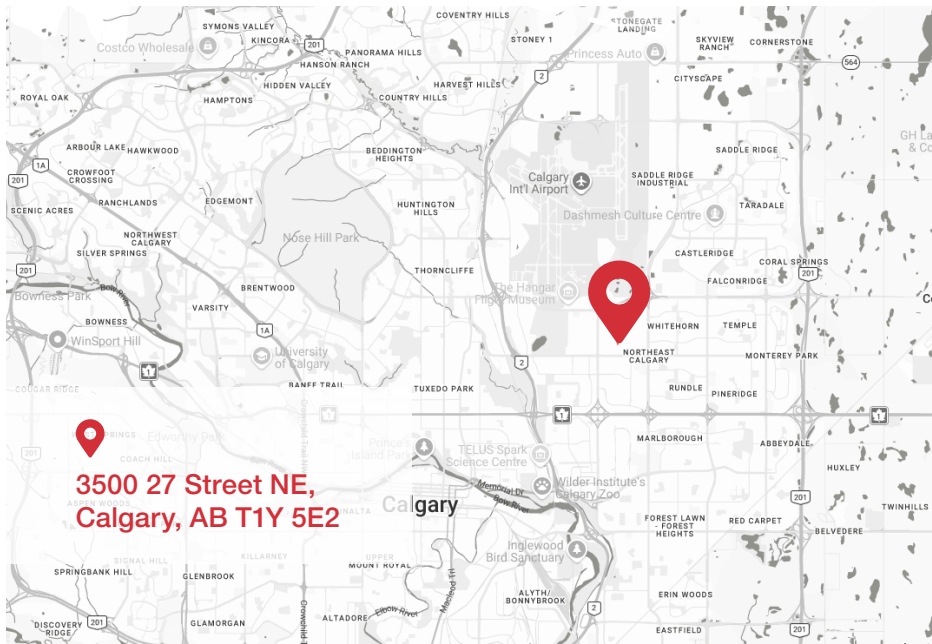
+1 403 389 7857

bbutchart@naiadvent.com

📍 3633 8 St SE, Calgary, AB T2G 3A5

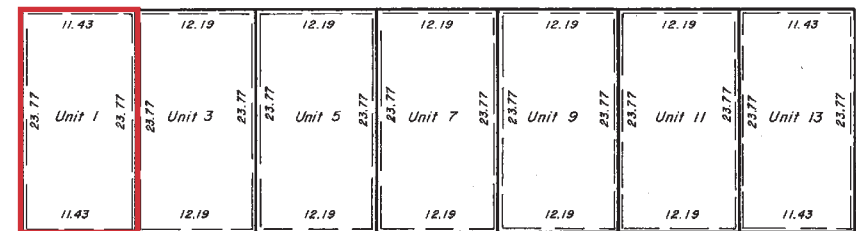
📞 403 984 9800

🌐 naiadvent.com



ABOUT THE PROPERTY

LEGAL ADDRESS	8111238
ZONING	I-G (Industrial - General)
YEAR BUILT	1980
UNIT SIZE	±4,868 SF
WAREHOUSE	±1,245 SF
OFFICE	±3,623 SF
STORIES	2
LOADING	Overhead drive-in door (14 x 12)
CEILING HEIGHT	21'
PARKING	4 Surface Stalls
CONDO FEES	\$974.10 PSF *
PROPERTY TAXES	\$18,358.83
SALE PRICE	\$1,175,000

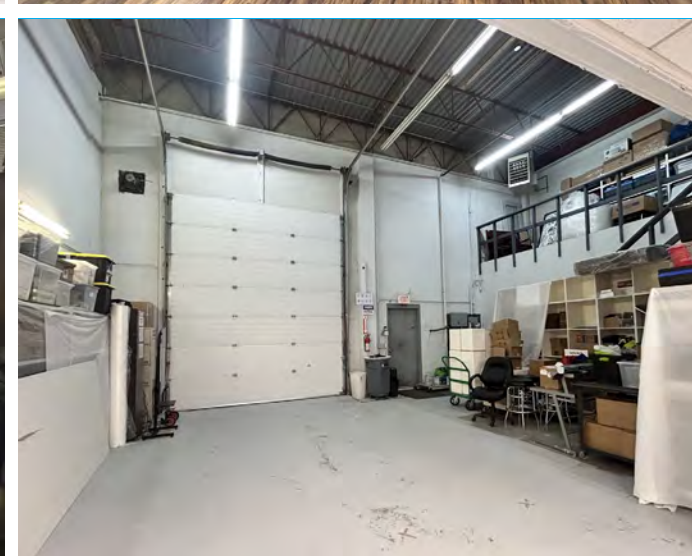
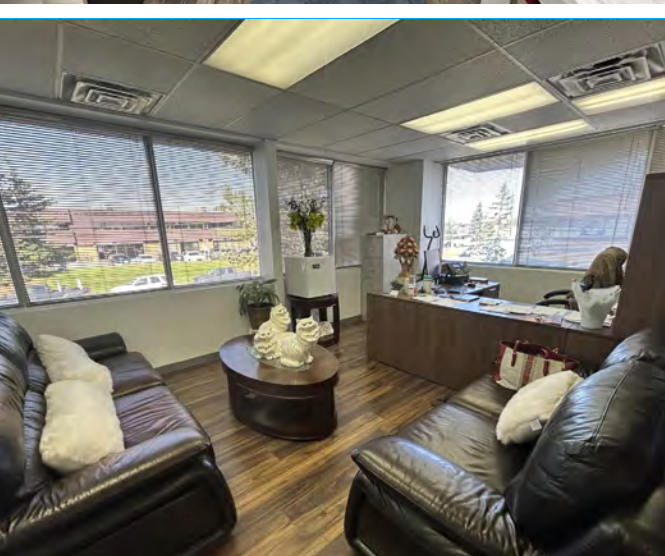
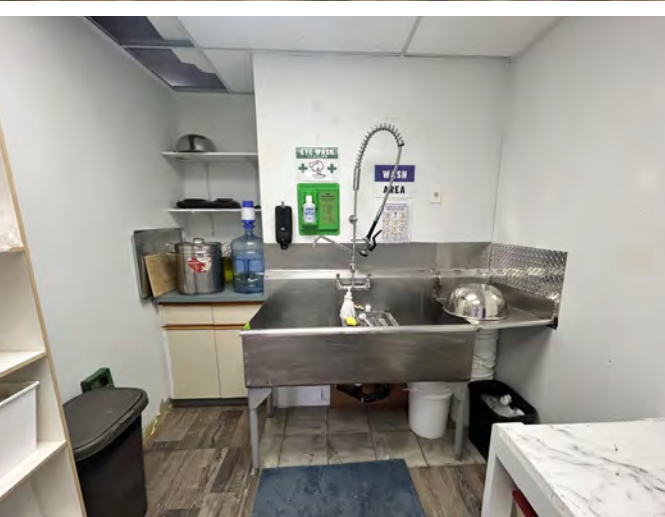


FLOOR PLAN - MAIN FLOOR



FLOOR PLAN - 2ND FLOOR







ADVENT COMMERCIAL REAL ESTATE CORP.

High-Visibility Corner Unit

±4,868 SF Office & Showroom Build-out | Unit 1, 3500 27 Street NE, Calgary, AB T1Y 5E2

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Brody Butchart

+1 403 389 7857

bbutchart@naiadvent.com



Liliya Chukleva

+1 403 830 5262

lichukleva@naiadvent.com



Kaile Landry

+1 403 984 9806

klandry@naiadvent.com



Jennifer Myles

+1 403 975 2616

jmyles@naiadvent.com