

UNIT 201 & 205
2770 3rd
Avenue
NE

OFFICE CONDOS
FOR SALE



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**AVISON
YOUNG**

UNIT 201 & 205

2770

3rd Avenue NE

Building details

DISTRICT North Central Business Park

YEAR BUILT 2006

FLOORS 2

BUILDING SIZE 24,000 SF

ZONING I-G

AVAILABLE SUITES
 201: 1,567 SF
 205: 1,421 SF
Total: 2,988 SF

SALE PRICE
 201: \$548,450
 205: \$497,350
Total: \$1,045,800

TAXES
 201: \$5,642.67
 205: \$5,457.15
Total: \$11,099.82

CONDO FEES
 201: \$540.41 per month
 205: \$474.22 per month
Total: \$1,014.63 per month

PARKING
 201: 3 Reserved Surface Stalls
 205: 3 Reserved Surface Stalls
Together: 6 Reserved Surface Stalls

Premises highlights



Opportunity for small office ownership



Move-in ready & fully furnished



Flexible sizing – one or both suites could be occupied by buyers



Efficient floorplan comprised of several private offices, flexible spaces, a lab space, a boardroom and a kitchenette

SALE LEASEBACK

Vendor will sign a One-Year Sale Leaseback for at market rates for Suite 201

Building highlights



Modern end unit office space operating as two units of contiguous office space



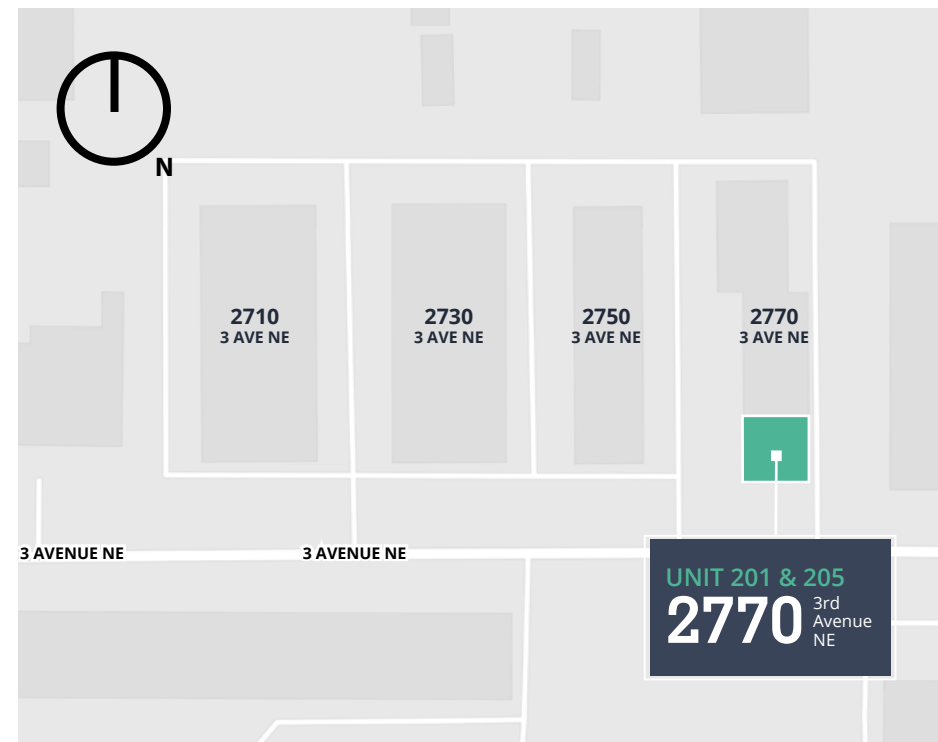
Exterior signage opportunities available



Central location with convenient access to Memorial Drive, 16th Avenue, and Deerfoot Trail, as well as convenient access to downtown

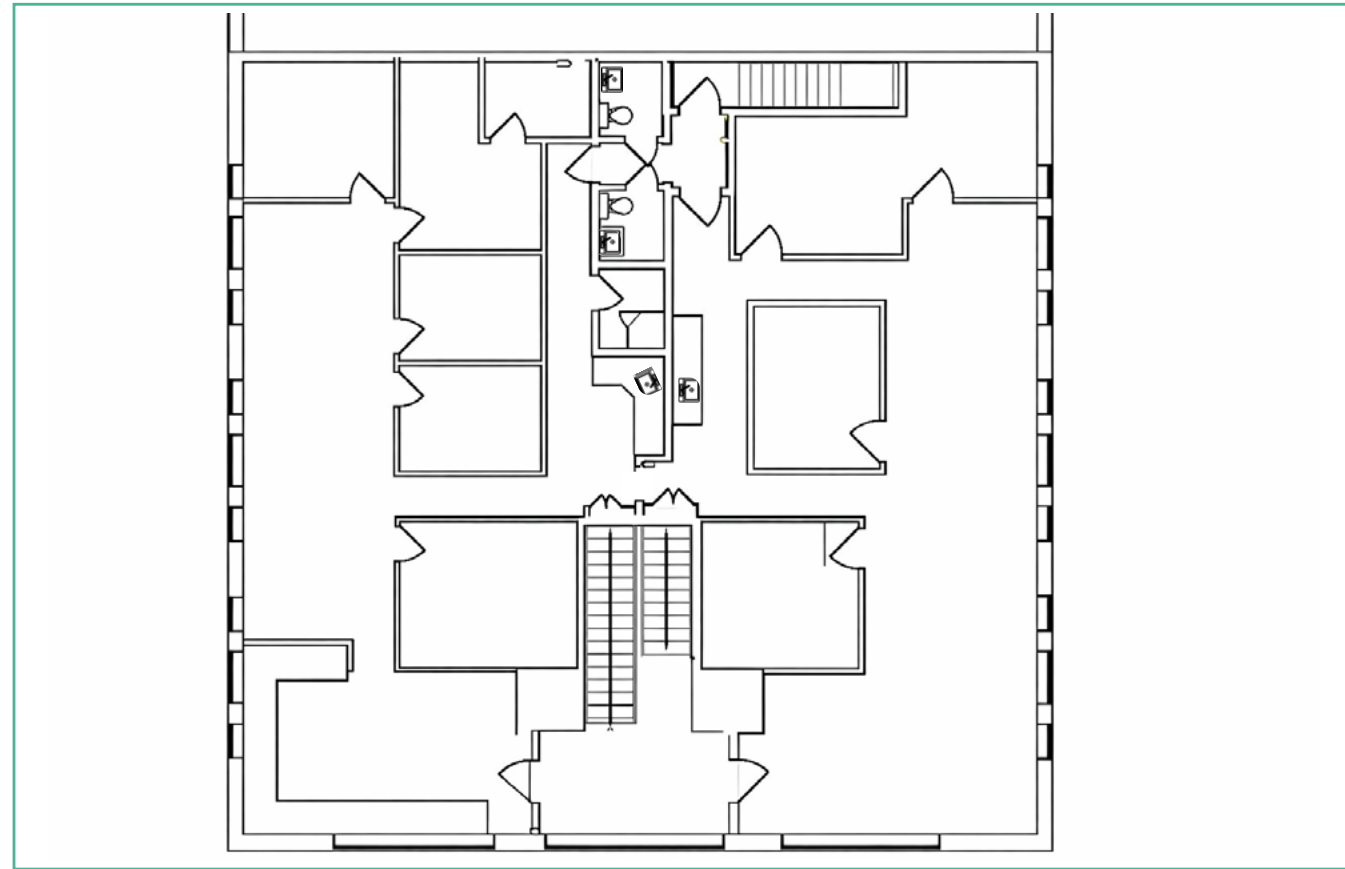


Great proximity to nearby amenities including Marlborough Mall, and other retail and restaurant amenities throughout the Meridian and Marlborough area



Sold Together

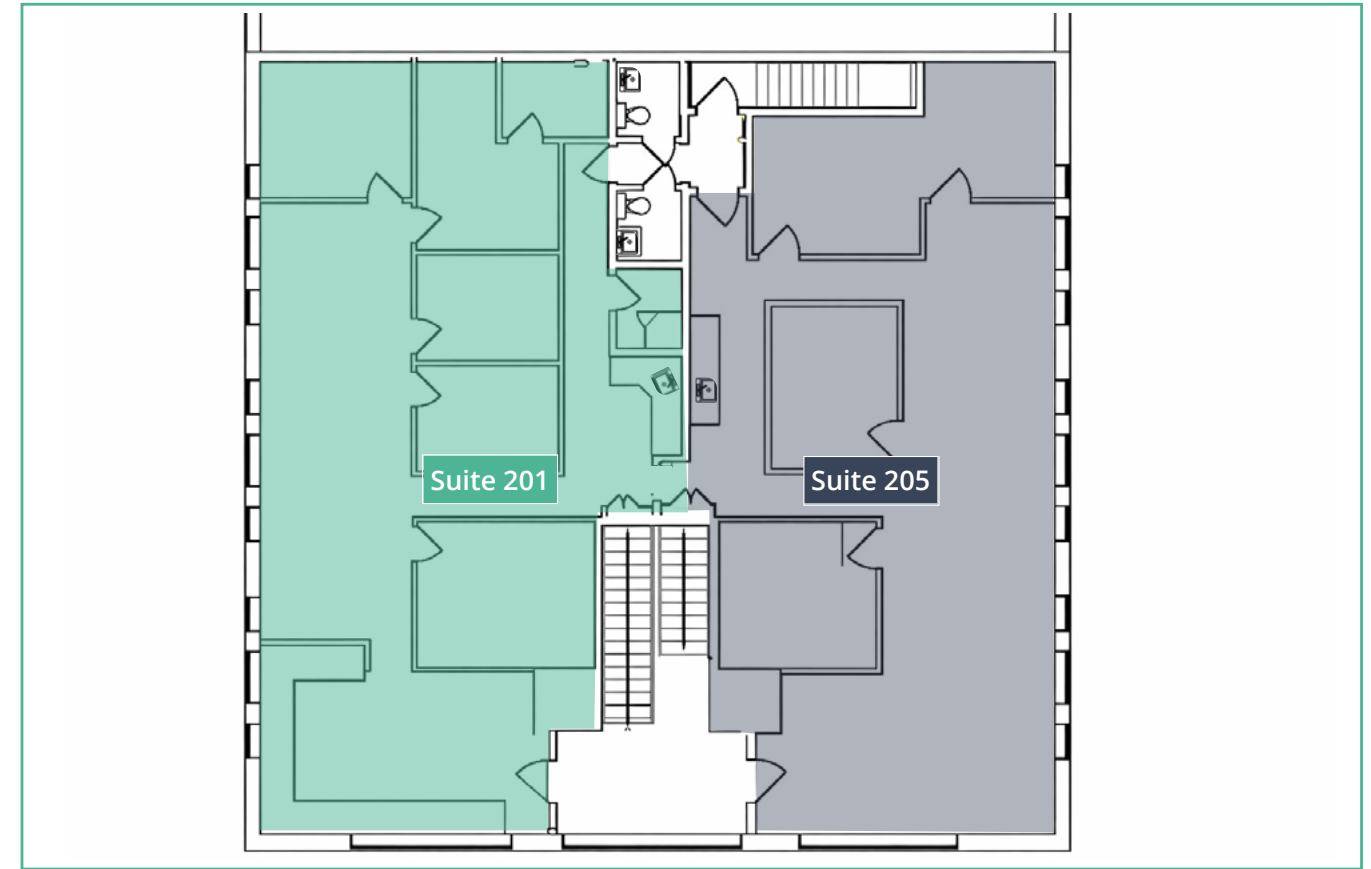
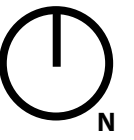
2,988 SF



Sold Separately

Suite 201 - 1,567 SF

Suite 205 - 1,421 SF



Suite details

SALE PRICE

\$1,045,800

TAXES

\$11,099.82

CONDO FEES

\$1,014.63 per month



Suite details

SALE PRICE

Suite 201: \$548,450

Suite 205: \$497,350

TAXES

Suite 201: \$5,642.67

Suite 205: \$5,457.15

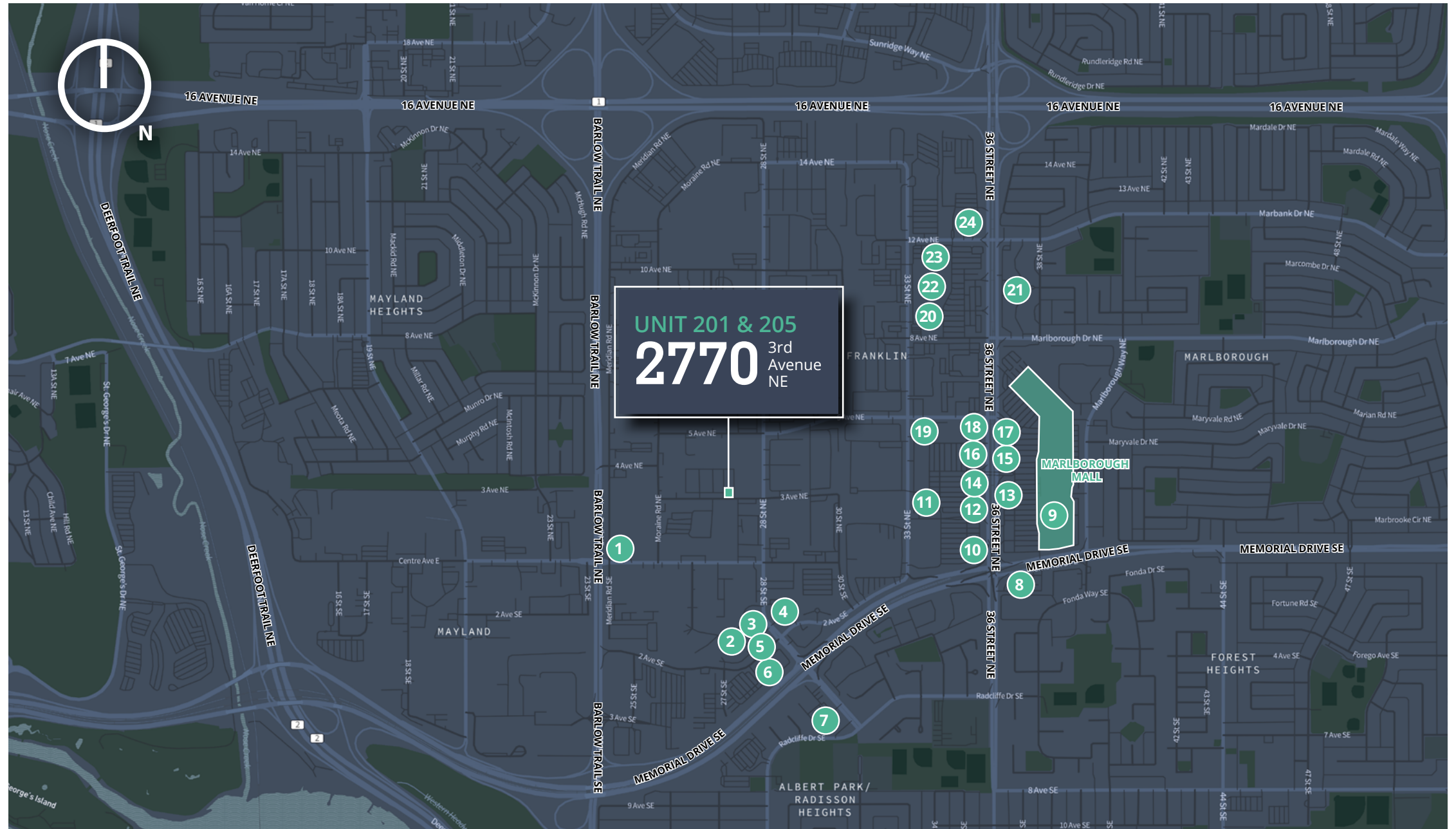
CONDO FEES

Suite 201: \$540.41 per month

Suite 205: \$474.22 per month

Location

- 1 Shawarma Barlow
- 2 Village Pita Bakery
- 3 Subway
- 4 Ginger Beef Bistro House
- 5 Safari Grill
- 6 Boston Pizza
- 7 My Tho Barbeque
- 8 Tacos Mexico Memorial
- 9 Walmart
- 10 Olive Garden
- 11 Safeway
- 12 Red Lobster
- 13 Edo Japan
- 14 Canadian Brewhouse
- 15 Dogwood Bar
- 16 Wendy's
- 17 The Old Spaghetti Factory
- 18 Harvey's
- 19 Gold's Gym
- 20 Canadian Tire
- 21 D Spot Dessert Cafe
- 22 T&T Supermarket
- 23 Jollibee
- 24 McDonald's



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