

OFFICE CONDO IN MERIDIAN/FRANKLIN FOR SALE

Nexus Business Centre

3223 5 Avenue NE, Calgary

2,850 sf Unit 213



Offers built-in income potential through separately leasable area



Vendor financing may be available

FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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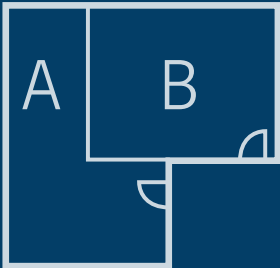
**BARCLAY
STREET**
REAL ESTATE

LOCAL
EXPERTISE
MATTERS



OWN YOUR SPACE AND OFFSET YOUR COSTS

The layout allows for a natural demising plan, making it easy to create two functional units with separate entrances.



This offers the rare flexibility to **occupy what you need and lease out the balance** for additional income.

Perfect for business owners who:

- » Want to stop paying rent and build equity.
- » Don't need the full space immediately.
- » Like the option of rental income to reduce carrying costs.

Whether you're growing into the space or investing for cash flow, this property gives you control and flexibility.



16 Avenue NE

28 St NE

36 Street NE

Pacific Place Mall

MARLBOROUGH

5 Ave NE

Northgate Village Mall

SAFeway

Walmart

Marlborough Mall

Walmart

Memorial Drive

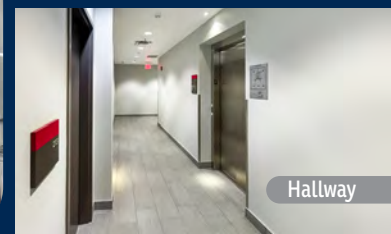


GREAT INNER-CITY ACCESSIBILITY

Quick access to Memorial Drive, 16 Avenue NE, and Deerfoot Trail, with nearby C-Train service.



Building's Lobby



Hallway



QUALITY BUILDING

A modern, well-maintained building featuring an open-concept floorplan that allows for efficient and highly flexible build-out to suit a wide range of uses.



Suite 213 A

PROPERTY INFORMATION

ADDRESS: 3223 5 Avenue NE, Calgary

DISTRICT: Meridian/Franklin

ZONING: Industrial Commercial (I-C)

YEAR BUILT: 2014

AVAILABLE FOR SALE:
2,850 sq. ft. - Unit 213

- » Demised into 2 suites (~1,850 and ~1,000 sf) with separate entrances and kitchens.
- » Medical use is not permitted on the second floor.

AVAILABILITY: Immediate

PARKING: Surface, random

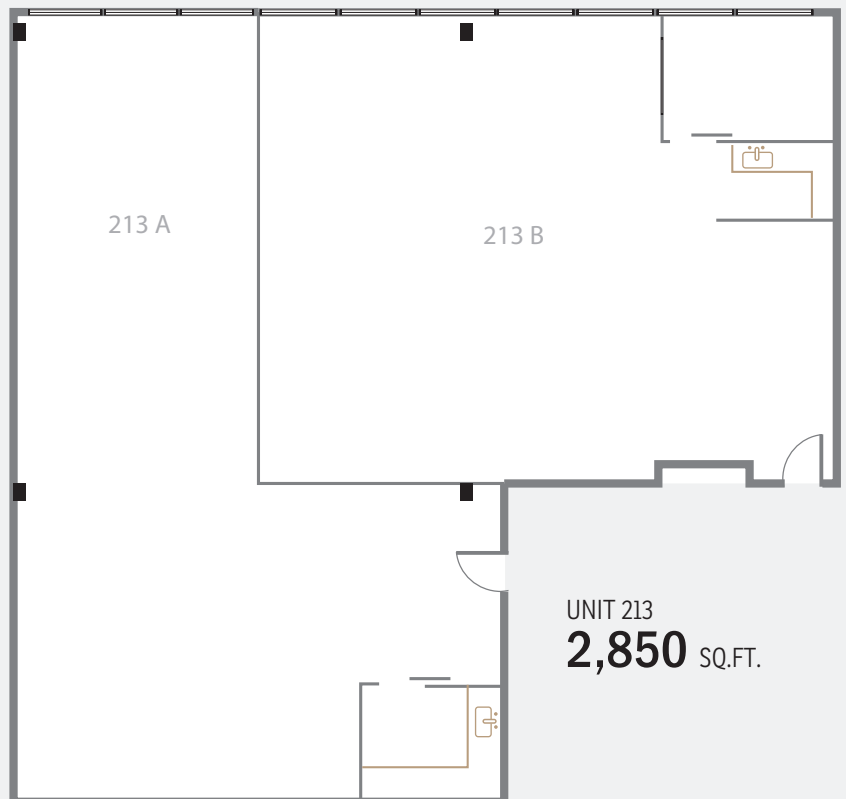
FINANCIAL INFORMATION

PROPERTY TAX: \$14,094.76

CONDOMINIUM FEES: \$1,850.81 per mo

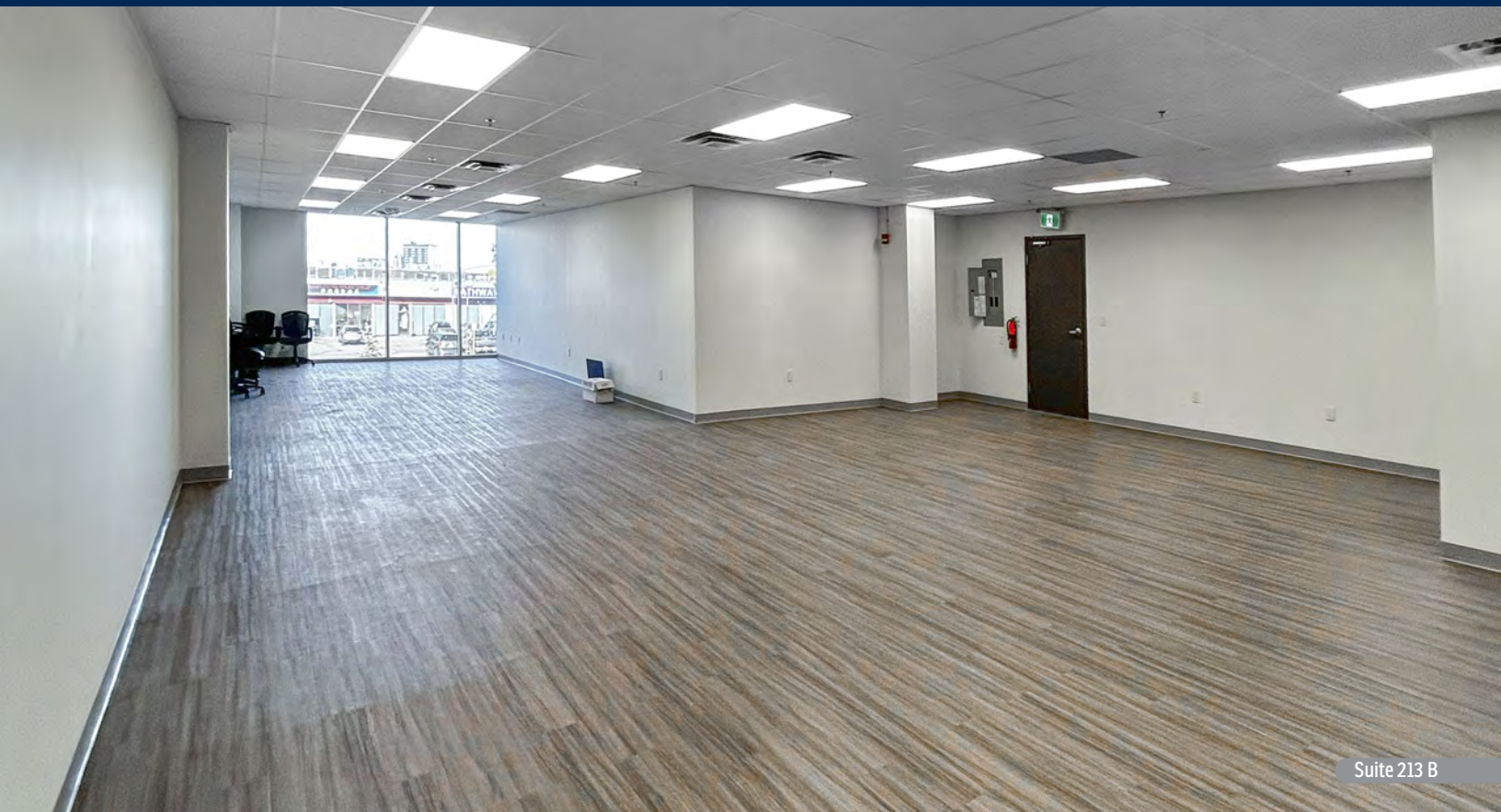
SALE PRICE: \$849,900

- » Vendor may consider assisting qualified purchasers with financing.

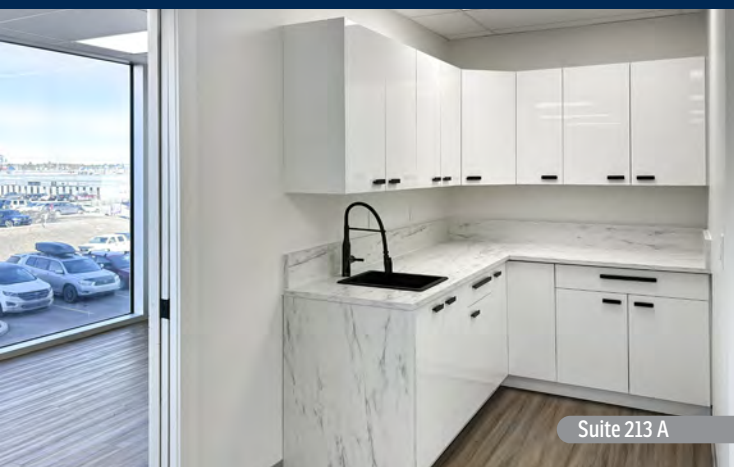


UNIT 213
2,850 SQ.FT.

Not to scale. For reference only.



Suite 213 B



Suite 213 A



Suite 213 B



Suite 213 A

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