

**3115 12 Street NE
Calgary, Alberta**

MLS # A2266603



\$6,500,000

Division: South Airways

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 74,055 sq.ft.

Zoning: I-B f1.0

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.30 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

This is a Court of Kings Bench ordered sale. Explore an exceptional investment opportunity with this well-maintained 4-storey office building in a highly accessible NE Calgary location. The property is 73,030 sq.ft, class B, suburban office and was constructed in 1980 and features professional, long-term tenants, strong on-site parking and attractive curb appeal with manicured landscaping. Ideal for an investor seeking to add value or someone looking to occupy the vacant portions of the building (approximately 27,000 sq.ft). The total site size is 2.3 acres and contains 170 paved surface parking stalls which supports an excellent parking coverage for tenants and visitors. The classic red-brick exterior, elevator service and a welcoming atrium/lobby area create an inviting environment for an array of business types, along with advantageous signage exposure to 12th Street NE. The flexible suite mix from small private offices to larger floor plates makes it easy to relet or reposition for higher rents or alternate office/co-working configurations. There are strong transportation links: immediate access to 32 Ave NE and Deerfoot Trail for quick highway connectivity; Strategically located in NE Calgary's business nodes with nearby retail and service amenities and solid exposure to commuter routes — attractive to professional and service tenants.