

2222 30 Avenue NE
Calgary, Alberta

MLS # A2108458



\$3,800,000

Division: South Airways

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 164,268 sq.ft.

Zoning: C-COR3 f1.0h12

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.75 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Available for Sale or Lease: A 15,261 SF freestanding office/flex building on 0.75 Acres in South Airways Industrial Park, near 30 Avenue and 19 Street NE. Zoned C-COR 3, allowing a wide variety of commercial uses. This two-story office building features private offices, a bullpen area, 2,249 SF of lab space, and 996 SF of warehouse space on the main floor. The second floor includes private offices, a kitchenette with a lunchroom area, and a large open concept area, with additional space for storage or recreational use. The building offers heavy power at 400 amps, 120/208 Volt (TBV), ideal for the lab space. Conveniently located near 32 Avenue NE, Barlow Trail NE, and Deerfoot Trail NE. The Sale price is asking at \$3,800,000. The Lease Rate is \$12.00 PSF and the Op. Costs at \$6.25 PSF; thus a total of \$18.25 PSF. Can't find the right space out there? Call to inquire about finding the rate space to lease or purchase.