



**GRASSROOTS**  
REALTY GROUP

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213, 3223 5 Avenue NE  
Calgary, Alberta

MLS # A2186011



**\$849,000**

Division: Franklin

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,864 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This 2,684 SF office space offers high-quality, developed interiors, including one private office, bull-pen style work areas, and a kitchenette. Located in the highly sought-after Nexus Business Park, the property boasts a central location with excellent access to major thoroughfares such as Barlow Trail, Memorial Drive, and Deerfoot Trail, just 10 minutes from Calgary's Downtown Core. Zoned Industrial Commercial (I-C), the space offers flexibility for a wide range of uses. Additionally, the demising wall separating the office into distinct areas can be easily removed, allowing for the creation of one large open-concept workspace to suit your specific needs. Unreserved parking is available throughout the park, offering ample spaces for tenants and visitors. This office space combines functionality and accessibility, making it ideal for businesses seeking a modern, well-located environment. Whether you're looking for a private, structured setup or prefer an open layout, this space can be customized to fit your requirements. With its strategic location, versatile design, and convenient parking, this office in Nexus Business Park is an excellent choice for businesses looking for flexibility and easy access to Calgary's key routes and amenities.