

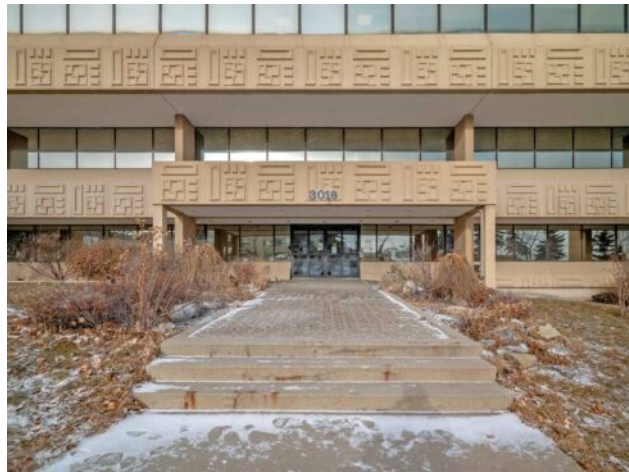


**GRASSROOTS**  
REALTY GROUP

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200, 3016 5 Avenue NE  
Calgary, Alberta

MLS # A2188699



**\$2,910,600**

**Division:** Franklin

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 8,316 sq.ft.

**Zoning:** Commercial I-bf1.0

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt/Gravel

**Exterior:** Brick, Concrete

**Water:** Public

**Sewer:** Public Sewer

**Inclusions:** NA

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** Level, Near Public Transit

Your Next Business Move Starts Here! This incredible second-floor unit in a modern three-story, free-standing building offers over 8,300+ square feet of customizable space, perfectly suited for colleges, clinics, corporate offices, or call centers. Designed with business growth in mind, it features multiple entrances, infrastructure for specialized equipment, over 100 surface parking stalls, and high-visibility signage opportunities. Included in the space are 24+ private rooms/meeting rooms and two separate kitchen and already tenant fitup area. Strategically positioned near Marlborough C-Train, Marlborough Mall, Memorial Drive, and the bustling 36th Street NE, it ensures easy accessibility for clients and staff alike. With seamless connectivity to Downtown Calgary, Deerfoot Trail, and Calgary International Airport, this property is a rare opportunity for investors or owner-users looking to capitalize on Calgary's thriving market. Schedule your viewing today and unlock the potential!