



GRASSROOTS
REALTY GROUP

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**210 & 212, 3132 26 Street NE
Calgary, Alberta**

MLS # A2190525



\$389,900

Division: Sunridge

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: InterPacific Business Park

Bus. Name: -

Size: 1,303 sq.ft.

Zoning: C-COR3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Units 210 & 212 are side-by-side office units located on the 2nd floor of the InterPacific Business Park. They are currently separated by one wall, which can easily be removed to make one large space, or kept separate depending on personal preference. Each unit has a separate door/entrance and are separately titled. Together the units 210 & 212 = 1303 sq ft (the owners may also consider selling unit 216, along with units 210 and 212, making the total size just over 2100 sq ft). There are 2 stairwells; no elevator. These units offer beautiful mountain views from front floor-to-ceiling windows, low condo fee & utilities, excellent access to Barlow Trail & nearby restaurants, hotels & Costco, and lots of free unassigned parking. Property Taxes: Unit 210 & 212 = \$6,765; Condo Fees: Unit 210 & 212 = \$382/mth. Great as a law or accountant office, or as an excellent investment to lease out. Floor plan is available. Units can be sold separately as follows: Unit 210, \$289,900 and Unit 212, \$149,900.