

FOR SALE

2710 - 3 AVENUE NE, UNITS 135/139

CALGARY, AB



Lead Agents:

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CENTRALLY LOCATED CONDO UNITS WITH DRIVE-IN LOADING



PROPERTY DETAILS

District:	Meridian
Legal Address:	Condo Plan 0611276, Units 3 & 4
Zoning:	I-G (Industrial General)
Available Area:	Unit 135: $\pm$ 2,979 sf Unit 139: $\pm$ 3,054 sf Total: $\pm$ 6,033 sf
Office Area:	Unit 135: $\pm$ 1,820 sf ($\pm$ 956 sf on second floor) Unit 139: $\pm$ 2,351 sf ($\pm$ 1,133 sf on second floor)
Warehouse Area:	Unit 135: $\pm$ 1,159 sf Unit 139: $\pm$ 703 sf
Loading Doors:	2 (10' x 12') drive-ins
Ceiling Height:	19'
Power:	225A per unit
Parking:	6 assigned stalls plus visitor parking
Year Built:	2006
Asking Price:	\$1,500,000
Property Taxes (2026):	\$27,807.82
Condo Fees (2026):	\$1,298.18 per month
Available:	September 2026

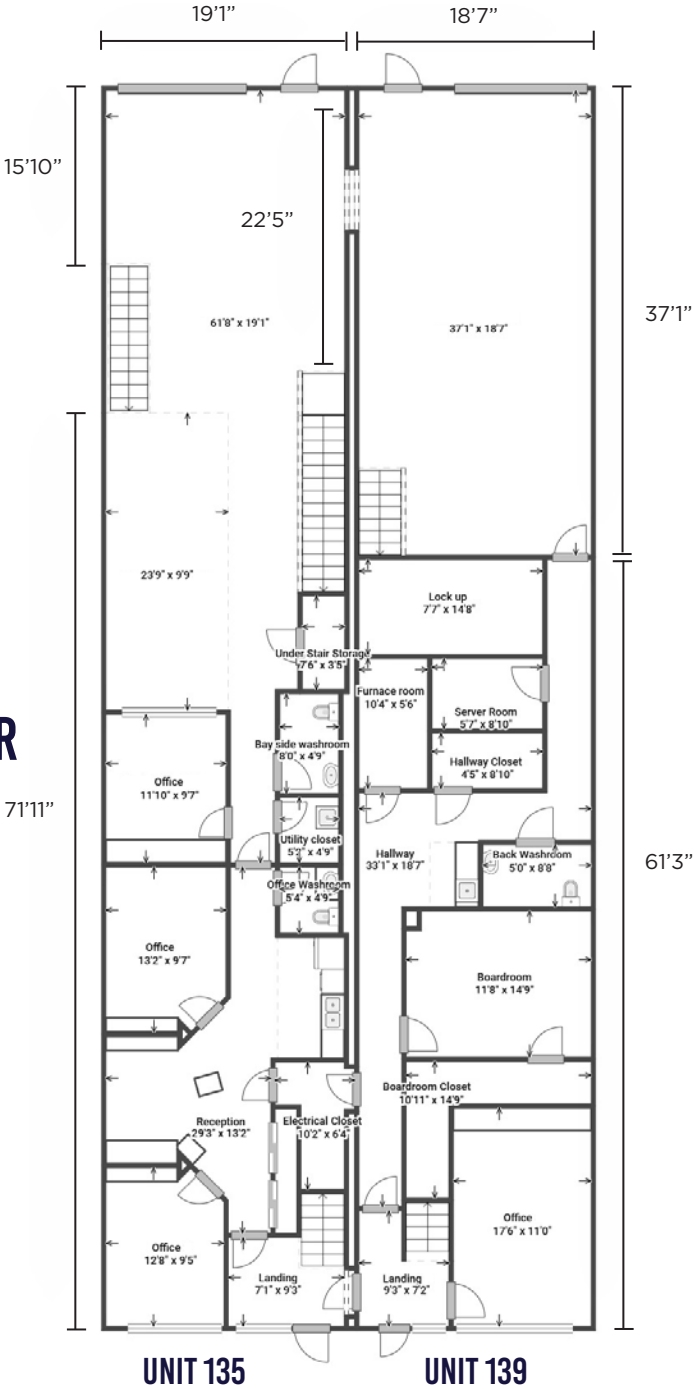
HIGHLIGHTS

- 2 contiguous condo units (individually titled)
- Office area over 2 floors
- Centrally located
- Fully paved site
- Steel mezzanine included

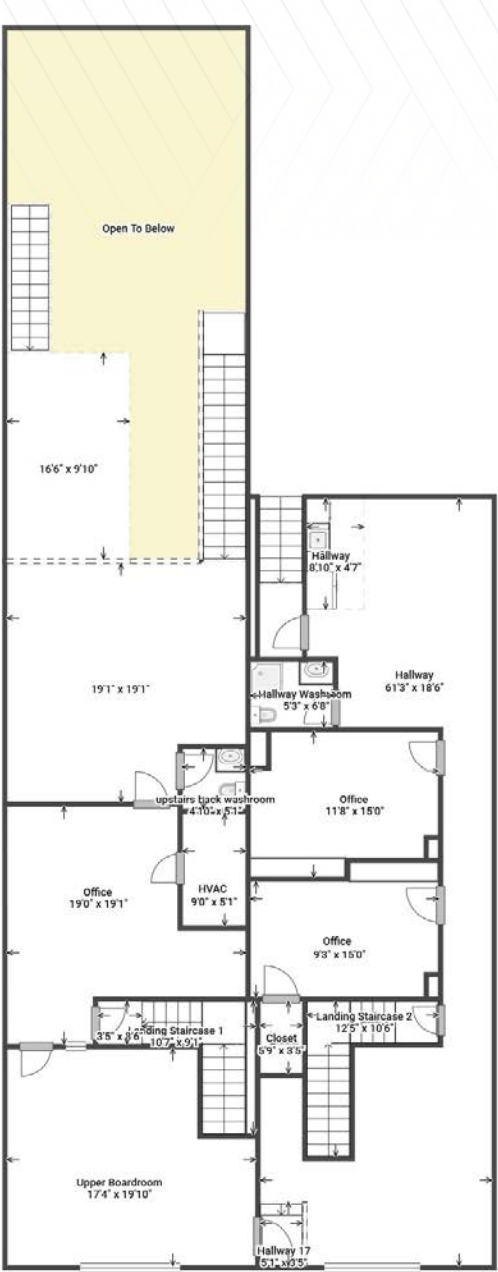


FLOOR PLAN

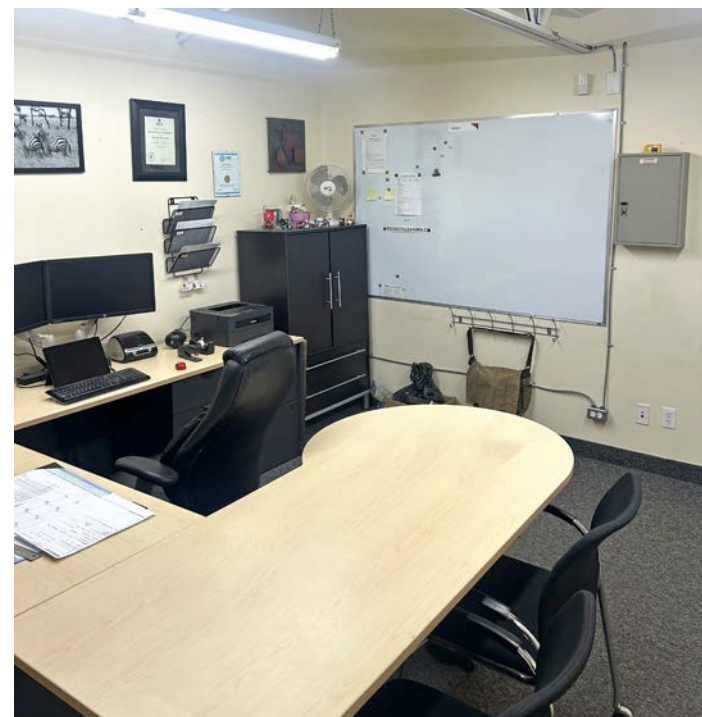
MAIN FLOOR



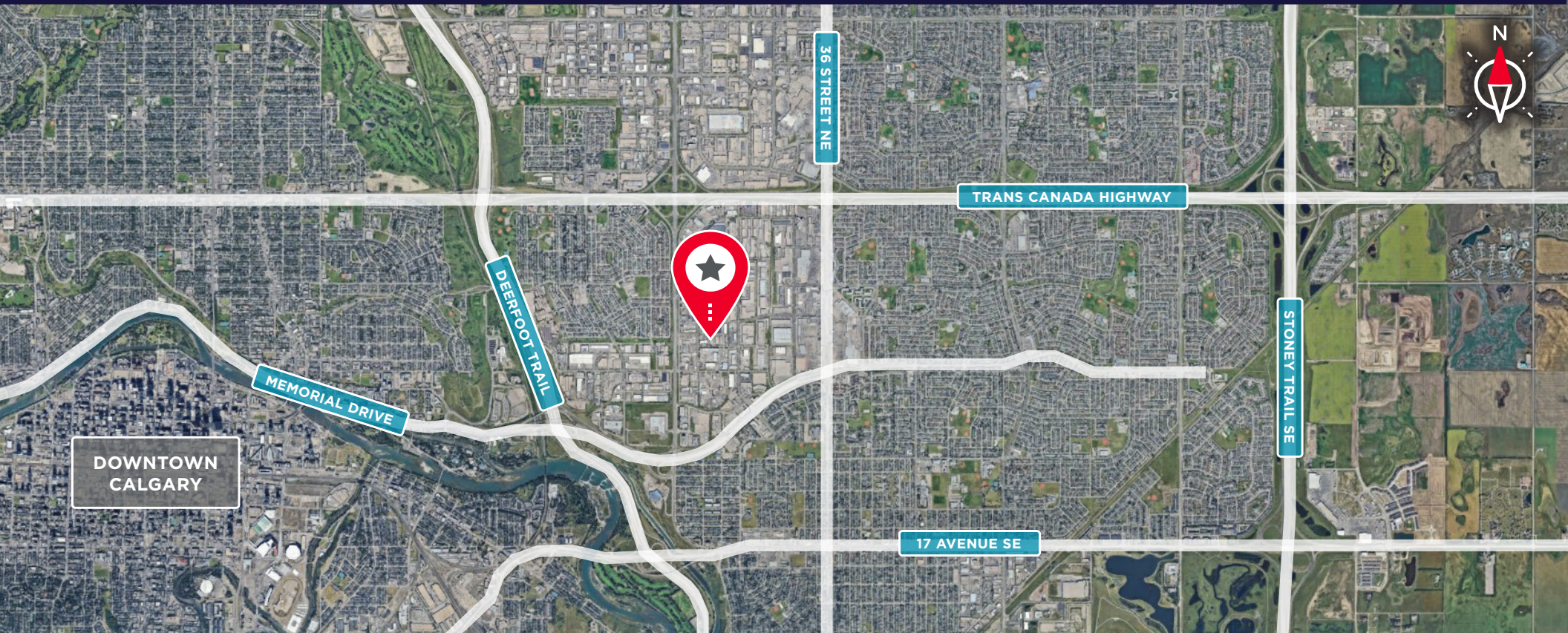
SECOND FLOOR



*Not to scale, not exactly as shown.



LOCATION MAP



For more information, please contact:

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