



FOR SALE | 1,923 SF CENTRALLY LOCATED CONDO

UNIT 107
2710 - 3 AVENUE NE
CALGARY, AB



2710 - 3 AVENUE NE, UNIT 107

CALGARY, AB

Property Details

District:	Meridian
Legal Description:	Condo Plan 0611276, Unit 10
Zoning:	I-G (Industrial General)
Total Area:	± 1,923 sf
Main Floor Office:	± 420 sf
Warehouse:	± 1,503 sf
Bonus Mezzanine:	± 432 sf
Loading:	1 (10' x 12') drive-in door
Ceiling Height:	19'
Power:	100A (TBV)
Sump:	Yes
Year Built:	2006
Parking:	3 assigned stalls plus visitor parking

Highlights

- Centrally located condo unit
- Sump and water in warehouse
- Area serviced by public transportation
- Fully paved site
- Good access to Barlow Trail, Memorial Drive, 16th Avenue and Deerfoot Trail
- 40' loading depth

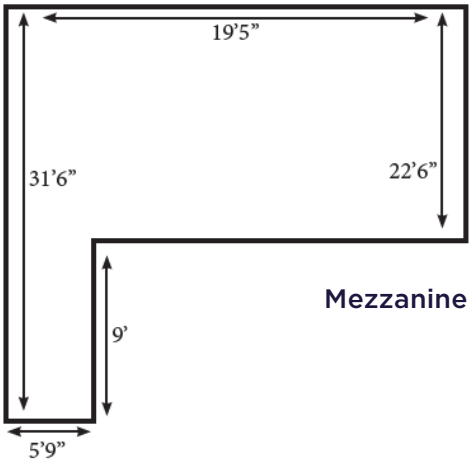
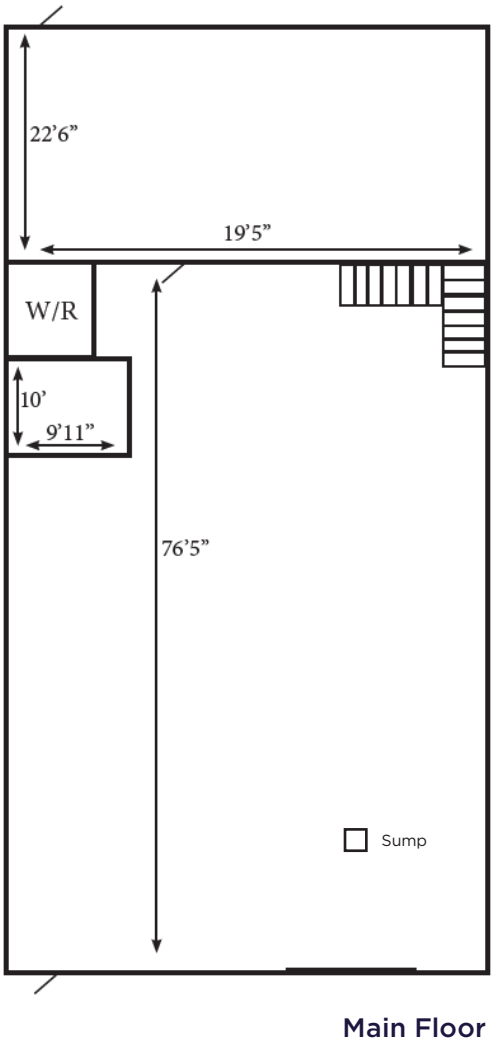
Sale Particulars

Asking Price:	\$575,000
Property Taxes:	\$11,450.93 (2026)
Condo Fees:	\$649.09 per month (2026)
Available:	Immediately

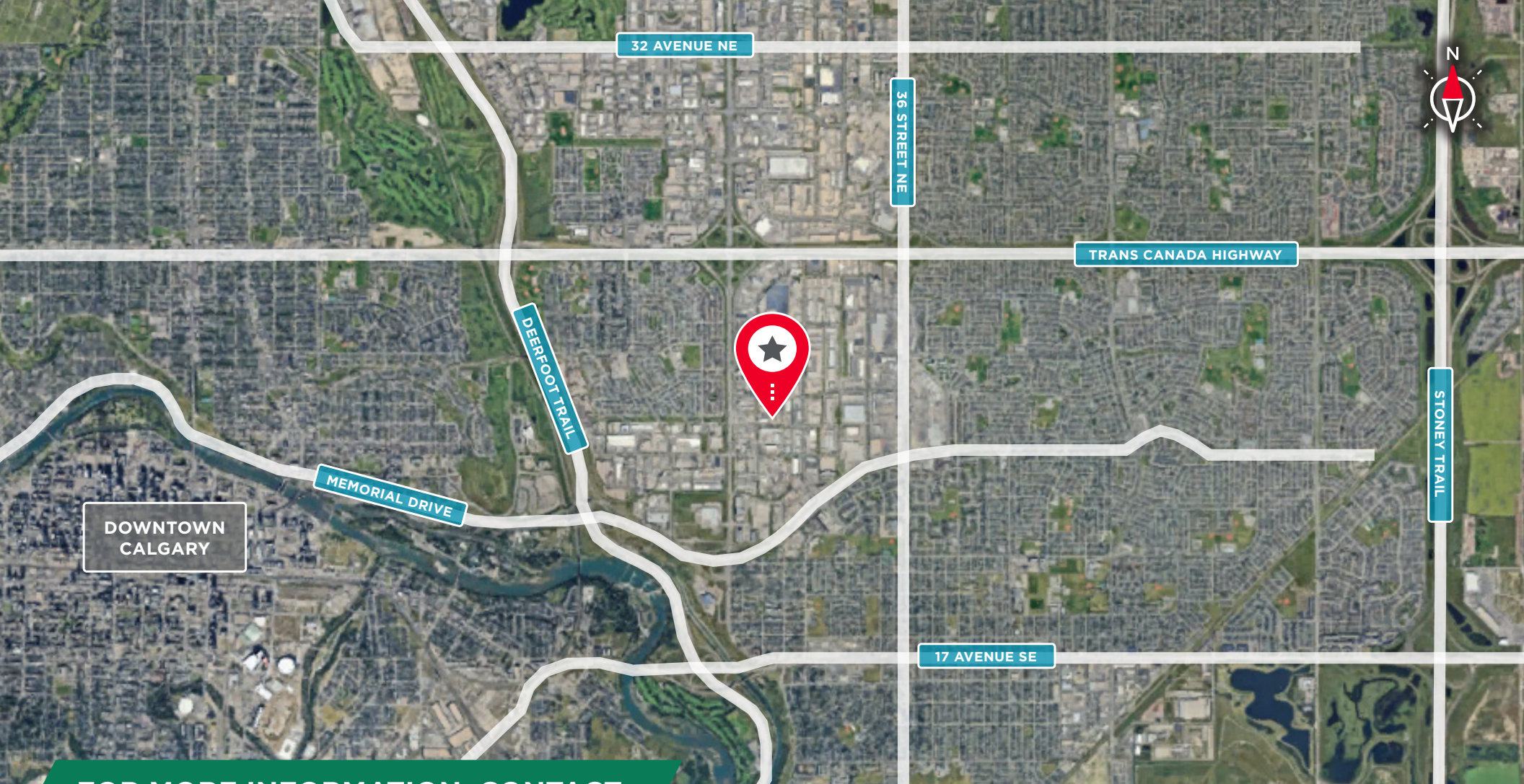


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Floor Plan



Not to scale, not exactly as shown.



FOR MORE INFORMATION, CONTACT

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