

# \$2,910,600 - 200, 3016 5 Avenue Ne, Calgary

MLS® #A2188699

**\$2,910,600**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

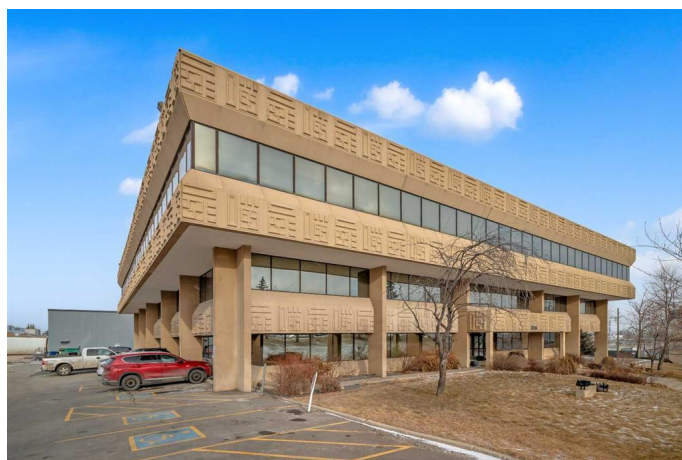
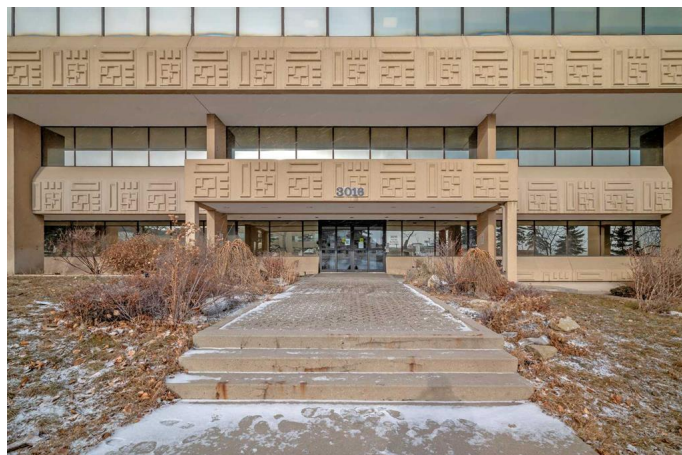
Franklin, Calgary, Alberta

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!

Built in 1978

## Essential Information

MLS® #	A2188699
Price	\$2,910,600
Bathrooms	0.00
Acres	0.00
Year Built	1978



Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	200, 3016 5 Avenue Ne
Subdivision	Franklin
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6K4

### **Amenities**

Parking Spaces	132
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### **Interior**

Heating	Forced Air, Natural Gas
Cooling	Central Air

### **Exterior**

Lot Description	Level, Near Public Transit
Roof	Asphalt/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 20th, 2025
Days on Market	160
Zoning	Commercial I-bf1.0

### **Listing Details**

Listing Office	eXp Realty
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