

\$2,500 - 221, 2770 3 Avenue Ne, Calgary

MLS® #A2246662

\$2,500

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Meridian, Calgary, Alberta

Well-finished and efficiently laid out second-floor office condo available for lease in Calgary's sought-after Franklin Industrial Park. Offering 1,171 sq. ft. of bright and professional space, this unit includes a welcoming reception/waiting area, four spacious offices (three with windows), a galley kitchen, an in-suite washroom with shower, and a storage room. Located in a modern and attractive complex with excellent access to Memorial Drive, Barlow Trail, Deerfoot Trail, and the TransCanada Highway—just 10 minutes from downtown and the airport. Ideal for a variety of professional uses, this unit is in excellent condition and ready for immediate occupancy. Offered at \$2,500/month gross rent, including all operating costs and property taxes. Office furniture is negotiable, and the owner is open to both long-term and short-term lease arrangements. Don't miss this exceptional opportunity in a high-demand location—book your showing today!



Built in 2006

Essential Information

MLS® #	A2246662
Price	\$2,500
Bathrooms	0.00
Acres	0.00
Year Built	2006
Type	Commercial

Sub-Type	Office
Status	Active

Community Information

Address	221, 2770 3 Avenue Ne
Subdivision	Meridian
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2L5

Additional Information

Date Listed	August 7th, 2025
Days on Market	101
Zoning	I-G

Listing Details

Listing Office	RE/MAX Real Estate (Mountain)
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