

Scout

Real Estate Ltd

FOR SALE OFFICE CONDO

1,178 SQ. FT.

2750 - 3 AVENUE NE
SUITE 210
CALGARY, ALBERTA



Scout

Real Estate Ltd

Lori Suba (Lead)
President & Broker
(403) 850-4248
lsuba@scoutrealestate.ca

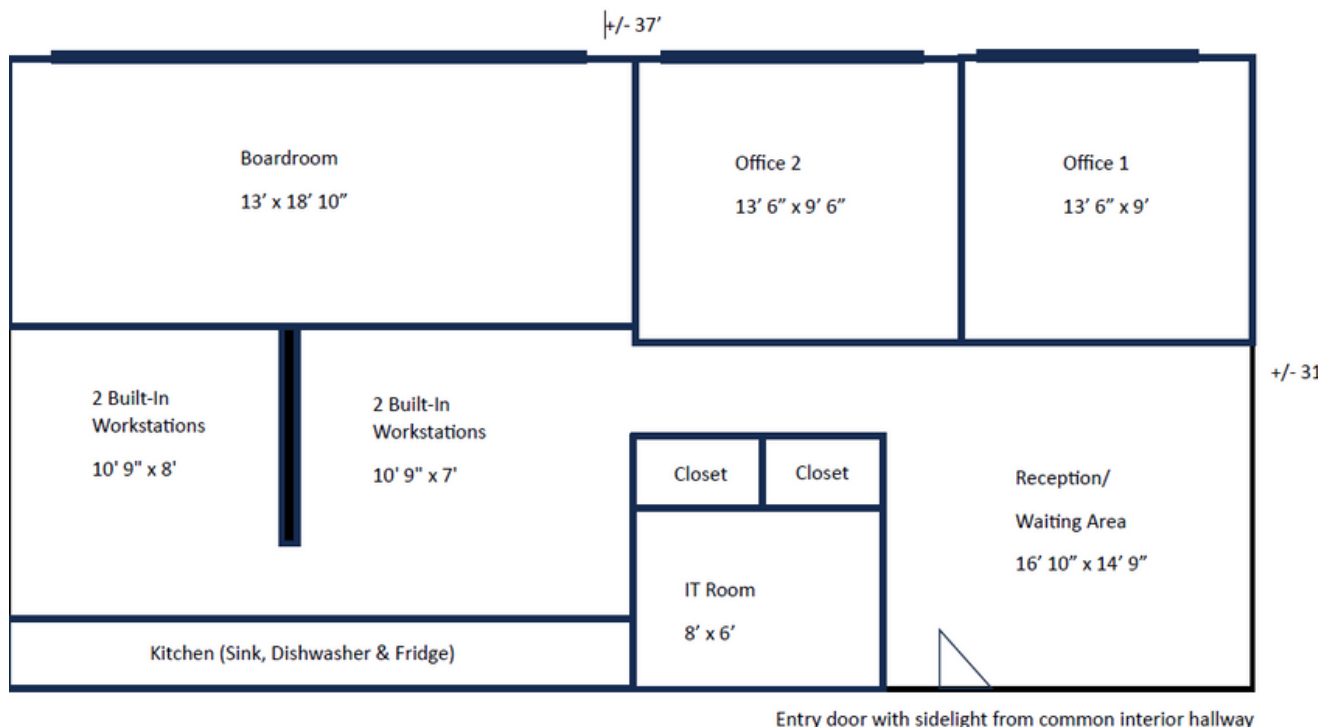
Andrew Kay
Associate
(403) 354-3434
akay@scoutrealestate.ca

CONDO SALE OPPORTUNITY

- SUITE 210 - 1,178 SQ. FT.
- PRICE: \$359,000
- AVAILABLE IMMEDIATELY
- THREE RESERVED PARKING STALLS
- CONDO FEES: \$442/MONTH (2023)
(INCLUDES UTILITIES, GARBAGE & RECYCLING)
- PROPERTY TAX: \$6,765.93 (2023)
- SUITE OFFERS BUILT-IN DESKS FOR READY TO MOVE IN CAPABILITY
- FURNITURE AND APPLIANCES INCLUDED

BUILDING FEATURES:

- CENTRALLY LOCATED WITH QUICK ACCESS TO DOWNTOWN CALGARY, MAJOR THOROUGHFARES AND ALL QUADRANTS OF THE CITY
- ELEVATOR SERVICE
- VISITOR PARKING STALLS AT ENTRY
- COMMON WASHROOMS WITH SECURE CODE ENTRY



*Floor Plan dimensions are approximate and not to scale

The information is intended for informational purpose only and should not be relied upon by recipients hereof. Scout Real Estate Ltd. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Scout Real Estate Ltd.

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