

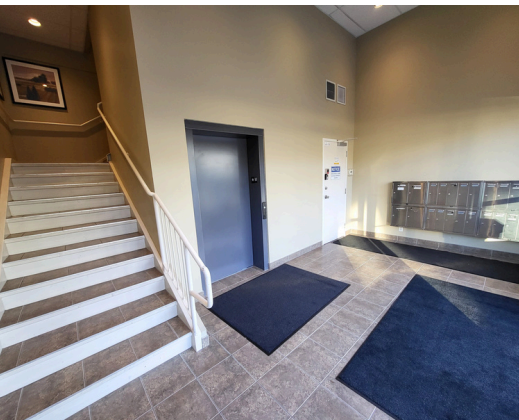
Scout

Real Estate Ltd

FOR SALE OFFICE CONDO

1,178 SQ. FT.

2750 - 3 AVENUE NE
SUITE 210
CALGARY, ALBERTA



Scout

Real Estate Ltd

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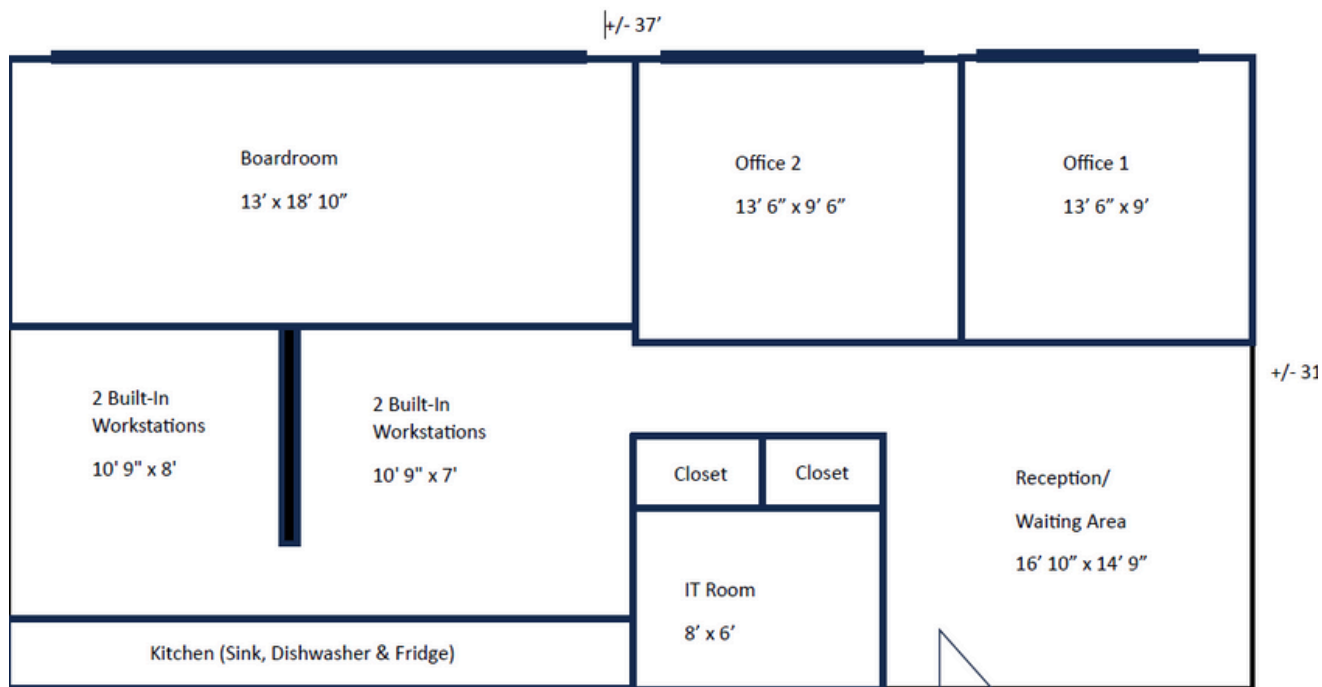
Matthew Weiss
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CONDO SALE OPPORTUNITY

- 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



Entry door with sidelight from common interior hallway



*Floor Plan dimensions are approximate and not to scale

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