

HIGH QUALITY OFFICE SPACE  
// 2,864 SF

# FOR SALE

**3223 5 Avenue NE, Unit 213, Calgary, AB**



**Jason Natale** Vice President | Associate  
403.402.3129 | [jnatale@cdnglobal.com](mailto:jnatale@cdnglobal.com)

**Ethan Fong** Associate  
604.910.2128 | [efong@cdnglobal.com](mailto:efong@cdnglobal.com)

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010  
Calgary, Alberta T2P 3T7 [www.cdnglobal.com](http://www.cdnglobal.com)

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# PROPERTY HIGHLIGHTS



- 2,684 SF of high quality developed office space offering one (1) private office, bull-pen style office space, and kitchenette;
- Centrally located in Nexus Business Park;
- Industrial Commercial (I-C) zoning allows for a variety of uses;
- Unreserved parking throughout;
- Quick access to Barlow Trail, Memorial Drive, Deerfoot Trail, and 10 minutes to the Downtown Core.

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## PROPERTY OVERVIEW

<b>Address:</b>	3223 5 Avenue NE, Unit 213
<b>District:</b>	Nexus Business Centre
<b>Zoning:</b>	Industrial Commercial (I-C)
<b>Year Built:</b>	2014
<b>Total Square Footage:</b>	2,864 SF
<b>LINC Number:</b>	0037408143
<b>Reduced Price:</b>	<del>\$925,000.00</del> \$899,000.00
<b>Property Tax (est. 2023):</b>	\$14,094.76 per year
<b>Condo Fees:</b>	\$1,850.81 per month
<b>Availability:</b>	Immediately



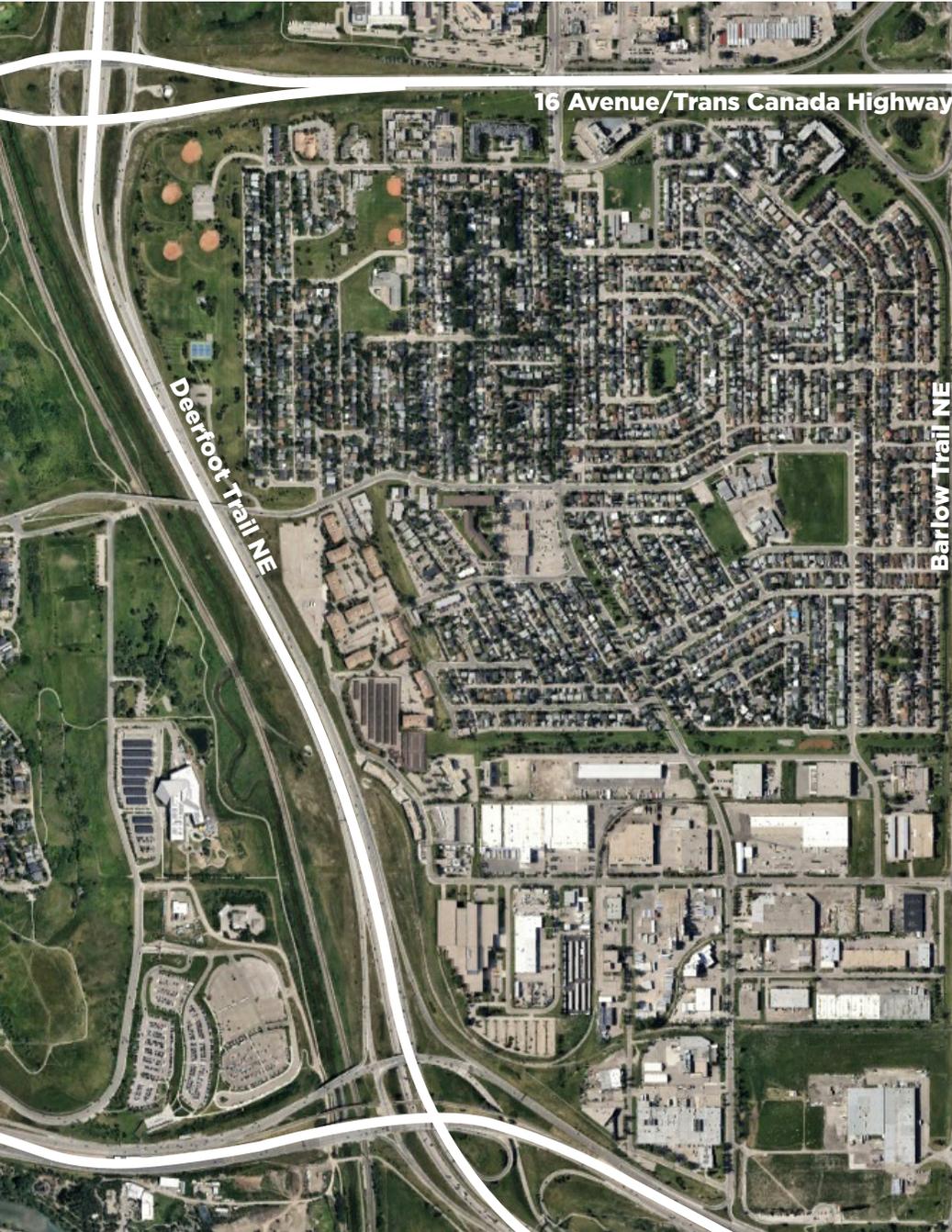
# INTERIOR FEATURES // 3223 5 Avenue NE, Unit 213



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# LOCATION



16 Avenue/Trans Canada Highway

Deerfoot Trail NE

Barlow Trail NE



Memorial Drive

36 Street NE

Subject Property



Drive Times:

Barlow Trail NE: **3 minutes**

Trans Canada Highway: **4 minutes**

Deerfoot Trail NE: **5 minutes**

Downtown: **10 minutes**

Calgary Airport: **15 minutes**



**Jason Natale** Vice President | Associate  
403402.3129 | [jnatale@cdnglobal.com](mailto:jnatale@cdnglobal.com)

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