



## **HIGHLIGHTS:**

- Opportunity for income growth from below-market lease rates Priced significantly below replacement cost
- Excellent access to public transit - bus stop within one block and minutes walk from Marlborough Light Rail Transit station; providing a direct connection to the central business district and other quadrants of the city
- Convenient access to Memorial Drive, Deerfoot Trail, and the Trans-Canada Highway; less than 10 minutes from the downtown core and Calgary International Airport
- Exceptionally well maintained

**Please Contact:**

**Richard Seguire, Broker**

**Cell: 403.615.8874**

**rsegure@preferredcommercial.ca**



## PROPERTY DETAILS:

**MUNICIPAL ADDRESS:**  
3016 - 5th Avenue NE

## LEGAL DESCRIPTION:

Plan 7710146  
Block 13  
Lot 1

**SITE AREA:**  
84,400 SF

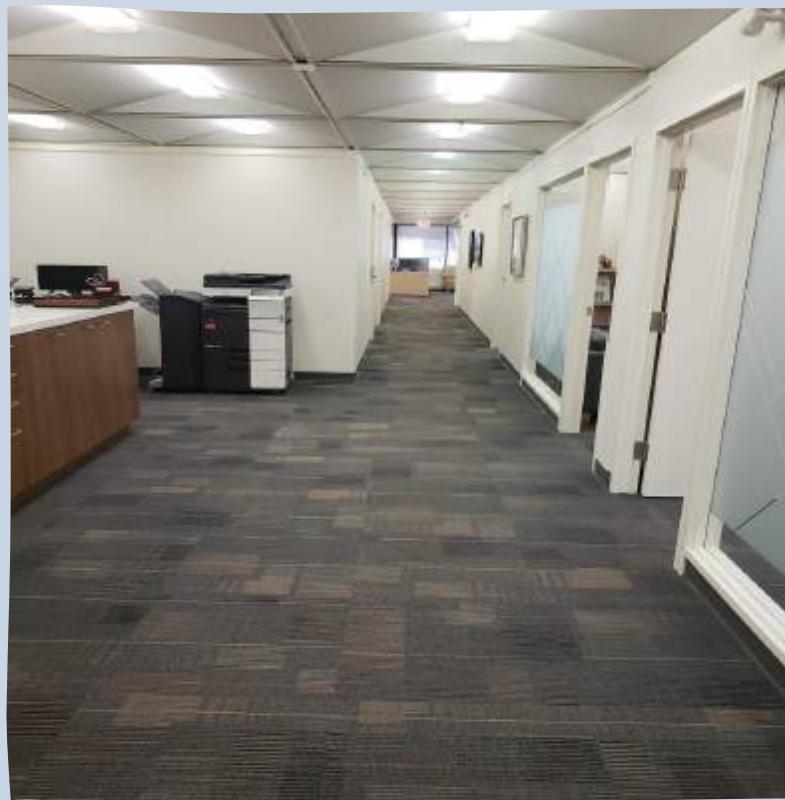
**NET LEASABLE AREA:**  
67,802 SF

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