



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

rseguire@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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