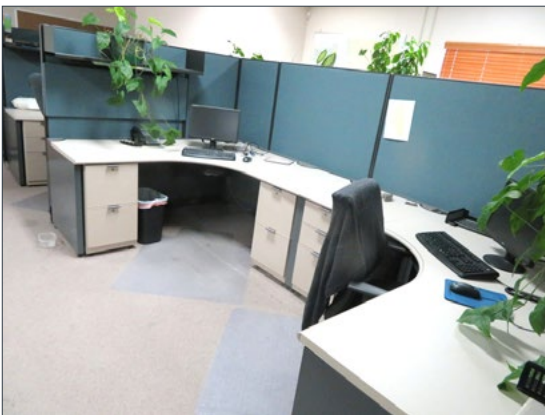


For Sale



RETAIL CONDO BAYS

3132 26 STREET NE
CALGARY, ALBERTA



HIGHLIGHTS

- Excellent opportunity to purchase owner/user centrally located retail zoned condo bays with ample surface parking
- Exclusive use to: entrance and washroom
- Easy access to and from 32nd Ave and Barlow Trail, and 26th Street access to Sunridge Blvd.
- 3 allotted podium signage with high visibility and entrance door corporate signage

PROPERTY DESCRIPTION

| | |
|----------------------|---|
| Price: | Market |
| Size: | 2,435 sq. ft. +/- |
| Op. Costs: | \$13.11 psf included: condo fees, common area janitorial, snow removal, utilities, and property taxes |
| Property Tax: | \$21,144 / annum (incl. in operating cost calculation) |
| Parking | Ample onsite lot |

DETAILS

Based on a 3km radius



Population
39,080



Median Age
38



Household Income
\$84,839



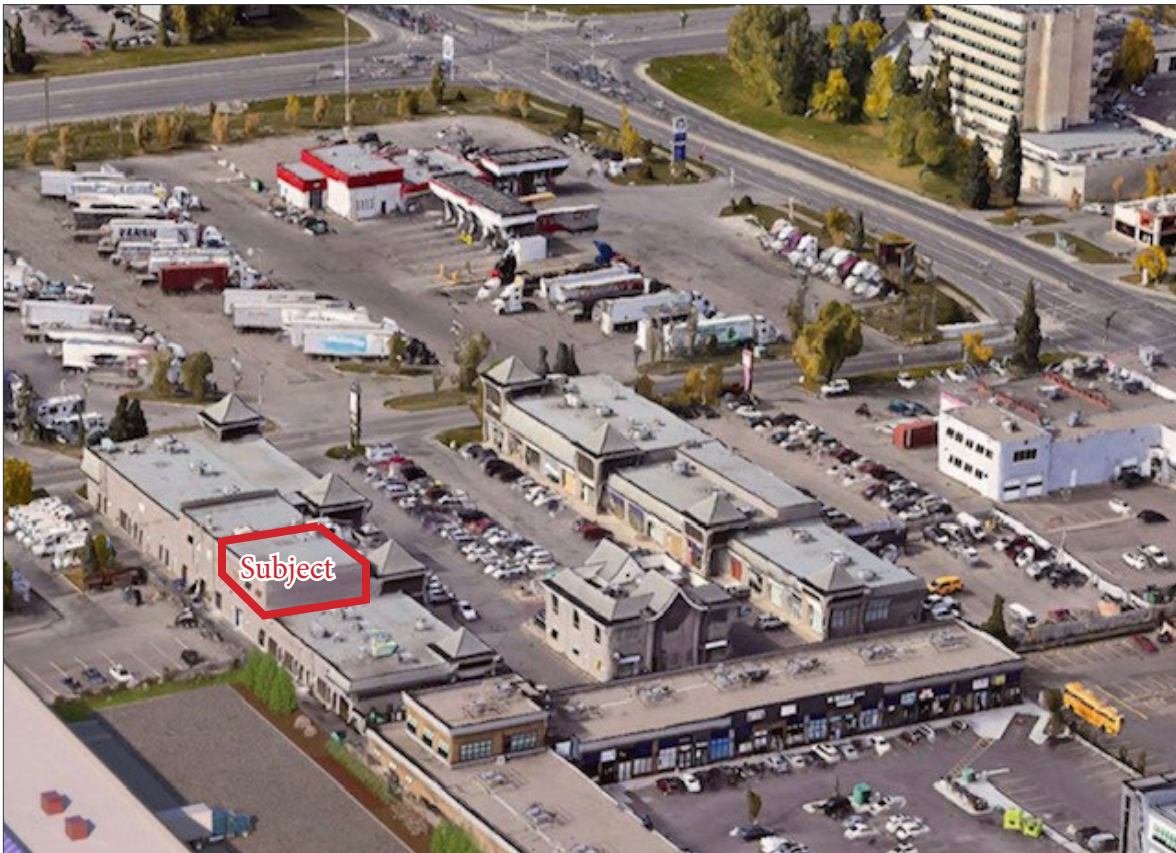
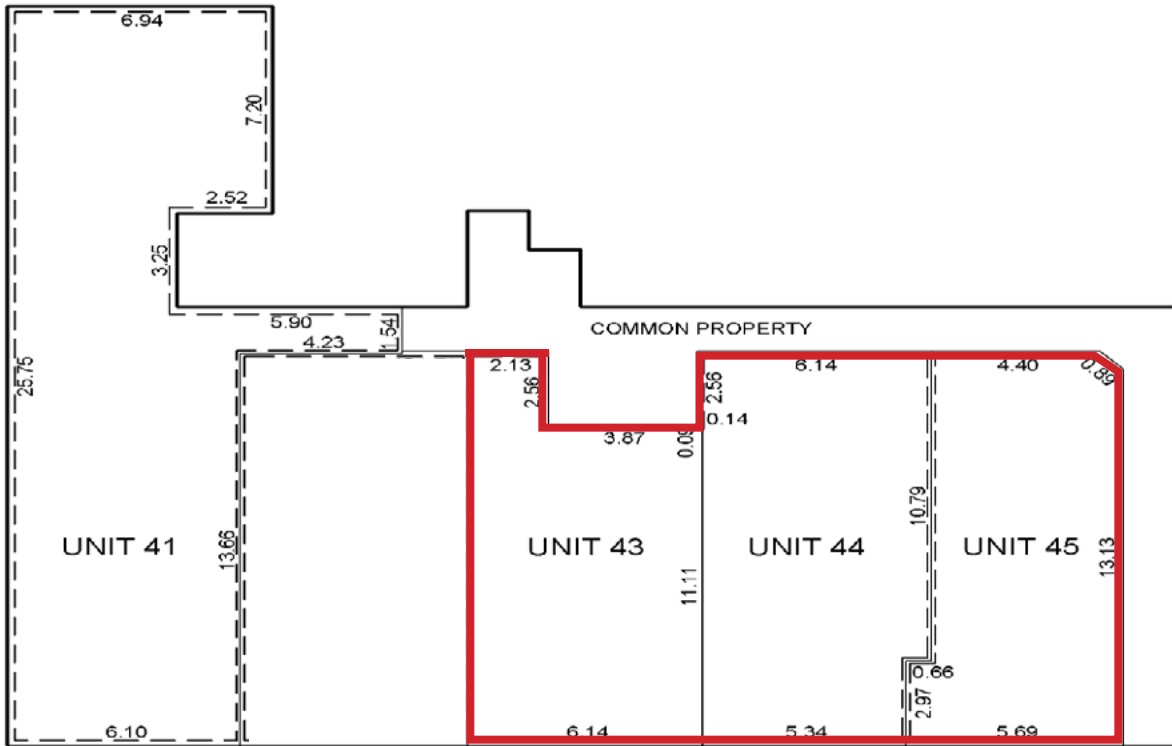
Zoning
C-COR3

PLEASE CONTACT:

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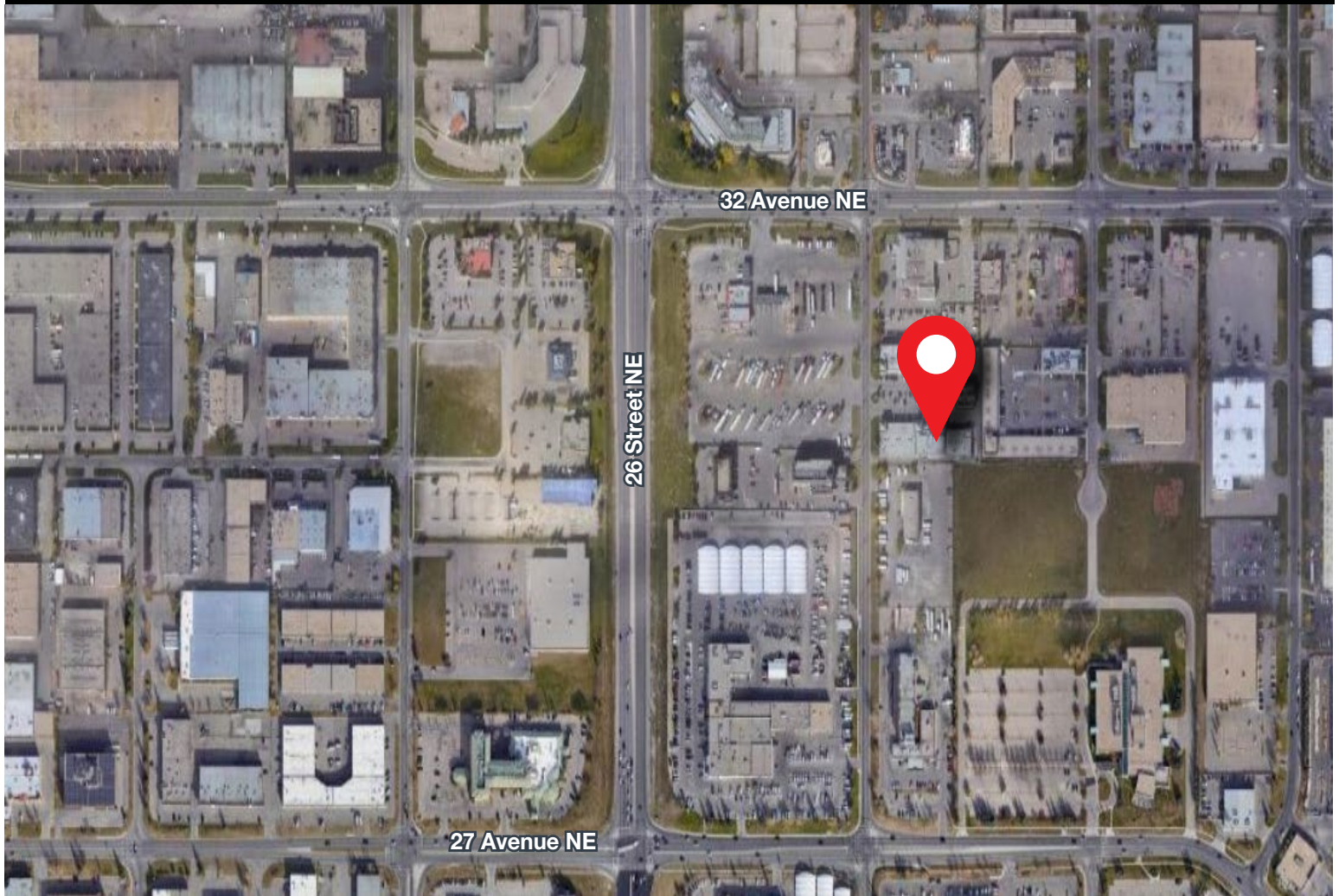
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LOCATION

3132 26 Street NE, Calgary, Alberta



CHOOSE YOUR AVENUE

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