

For Sale



RETAIL CONDO BAYS

3132 26 STREET NE
CALGARY, ALBERTA



HIGHLIGHTS

- Excellent opportunity to purchase centrally located retail zoned condo bays with ample surface parking
- Exclusive use to: Entrance, washrooms and roof top patio
- Unit presently leased to dance studio
- Easy access to and from 32nd Ave and Barlow Trail, and 26th Street access to Sunridge Blvd.
- 1 allotted podium signage with high visibility and entrance door corporate signage

DETAILS

Based on a 3km radius



Population

39,080



Median Age

38



Household Income

\$84,839



Zoning

C-COR3

PROPERTY DESCRIPTION

Price:	Market
Size:	1,800 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

PLEASE CONTACT:

Linda Pitter
403-874-5460

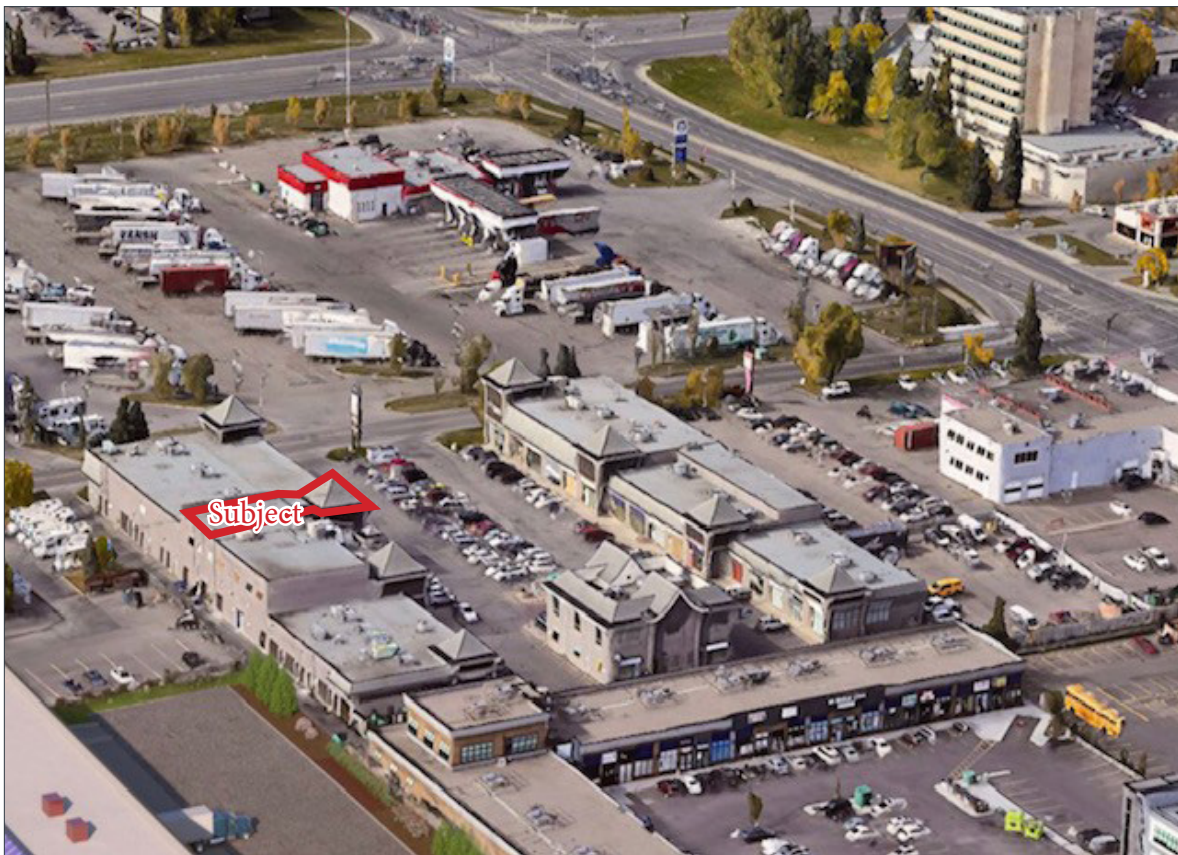
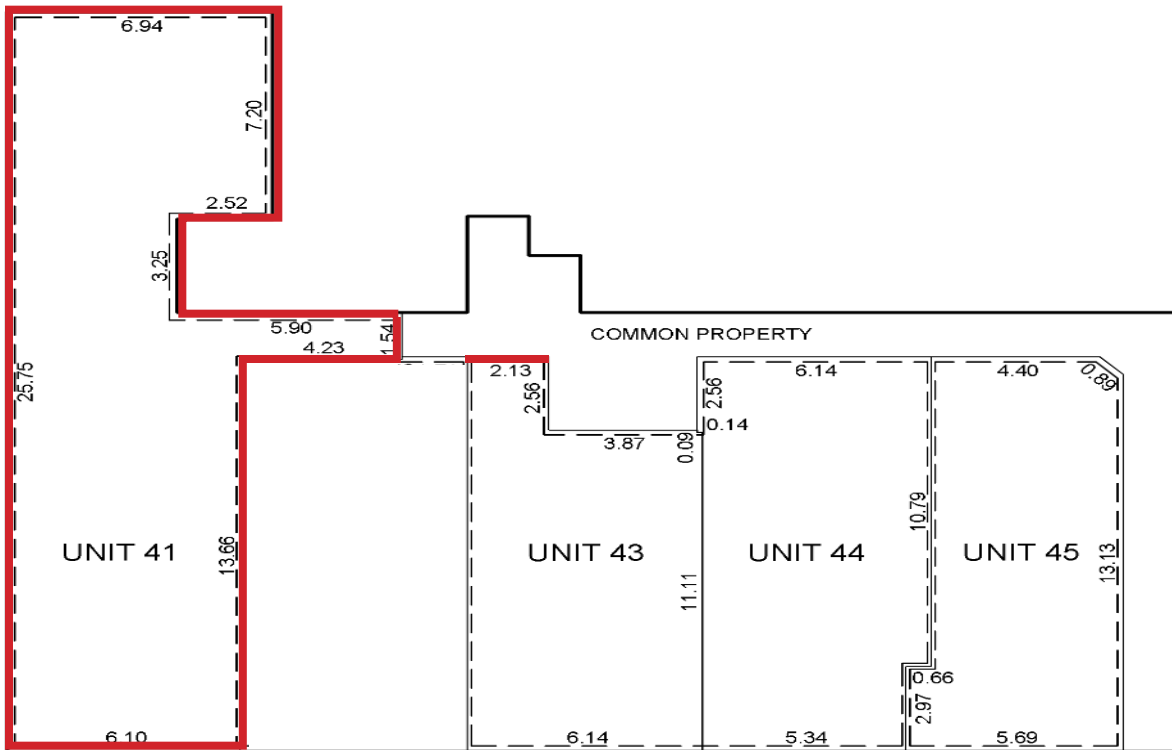
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FLOOR PLAN

3132 26 Street NE, Calgary, Alberta



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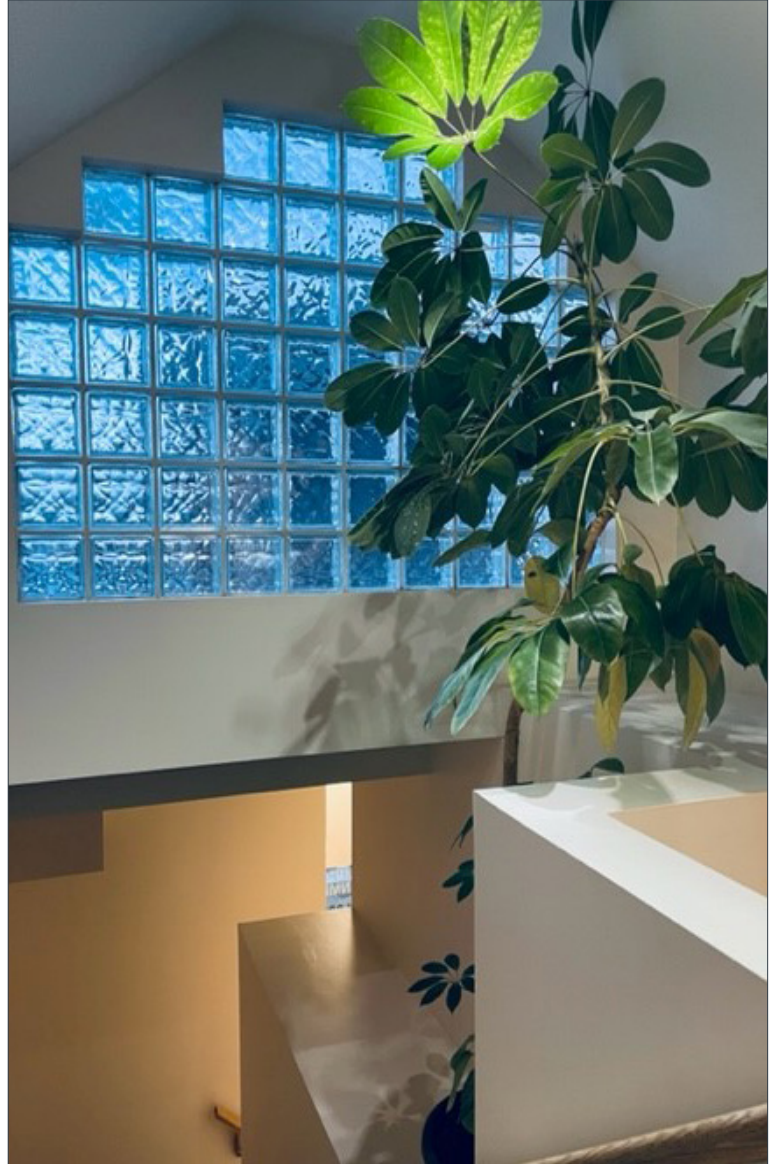
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PHOTOS

3132 26 Street NE, Calgary, Alberta



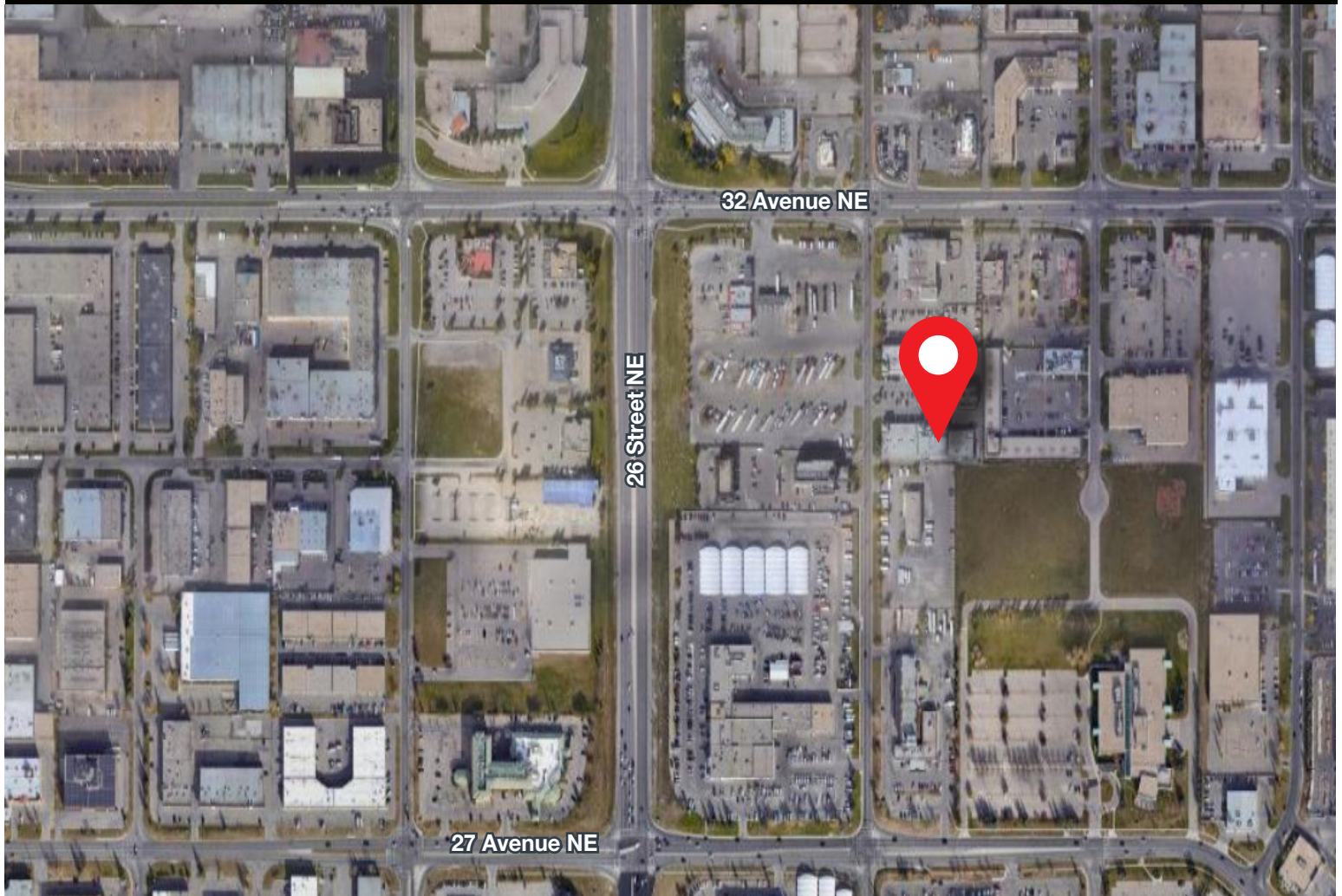
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LOCATION

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Linda Pitter

Associate

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