

\$3,800,000 - 2222 30 Avenue Ne, Calgary

MLS® #A2108458

\$3,800,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.75 Acres

South Airways, Calgary, Alberta

Available for Sale or Lease: A 15,261 SF freestanding office/flex building on 0.75 Acres in South Airways Industrial Park, near 30 Avenue and 19 Street NE. Zoned C-COR 3, allowing a wide variety of commercial uses. This two-story office building features private offices, a bullpen area, 2,249 SF of lab space, and 996 SF of warehouse space on the main floor. The second floor includes private offices, a kitchenette with a lunchroom area, and a large open concept area, with additional space for storage or recreational use. The building offers heavy power at 400 amps, 120/208 Volt (TBV), ideal for the lab space. Conveniently located near 32 Avenue NE, Barlow Trail NE, and Deerfoot Trail NE. The Sale price is asking at \$3,800,000. The Lease Rate is \$12.00 PSF and the Op. Costs at \$6.25 PSF; thus a total of \$18.25 PSF.

Built in 2006

Essential Information

MLS® #	A2108458
Price	\$3,800,000
Sold Price	\$3,650,000
Bathrooms	0.00
Acres	0.75
Year Built	2006
Type	Commercial
Sub-Type	Office



Status Sold

Community Information

Address 2222 30 Avenue Ne
Subdivision South Airways
City Calgary
County Calgary
Province Alberta
Postal Code T2E7K9

Amenities

Parking Spaces 17

Additional Information

Date Listed February 16th, 2024
Date Sold November 19th, 2024
Days on Market 277
Zoning C-COR3 f1.0h12
HOA Fees 0.00

Listing Details

Listing Office CDN Global Advisors Ltd.

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