

OFFICE/RETAIL/FLEX SPACE AVAILABLE

2594 - 27 STREET NE, CALGARY, AB

FOR SALE OR LEASE



PARTICULARS

SIZE: 39,295 SF

LOT AREA: 3.99 acres

LOADING: 1 Dock

POWER: TBD

OCCUPANCY: 30-60 days

PARKING: 42 surface stalls
4 accessible surface stalls
18 additional stalls in adjacent
fenced lot (Negotiable)

SALE

SALE PRICE: \$9,600,000.00

PROPERTY TAX: TBD

LEASE

RENTAL RATE: Market

OP COSTS & TAXES: \$9.30 psf (est.)

COMMENTS:

- Well situated in the Sunridge Business Park, with convenient access to main thoroughfare Trans-Canada Highway (16th Avenue NE) and 32nd Avenue NE
- Located near various Sunridge Retail amenities
- Accessible via major transportation routes including Deerfoot and Barlow Trail
- Well serviced by public transportation (Transit Route #19 runs every 20 mins), only a few blocks from the Rundle LRT station
- Elevator and stair access allows for several demising options
- Dock door loading capabilities
- Fibre connectivity may be made available through Shaw or Telus



Intelligent
Real Estate
Solutions

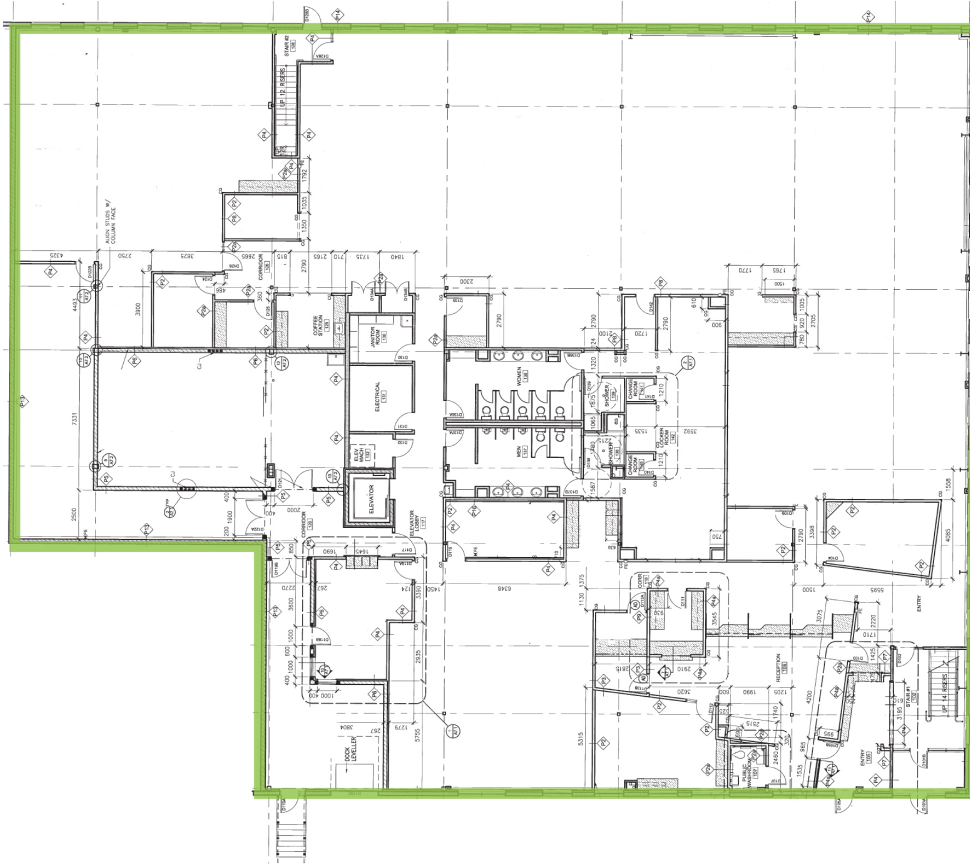


Larry Gurtler | 403.232.4326
larry.gurtler@avisonyoung.com

Anna Sorensen | 403.232.4383
anna.sorensen@avisonyoung.com

FOR SALE/LEASE: 2594 - 27 STREET NE, CALGARY, AB

MAIN FLOOR PLAN



SECOND FLOOR PLAN



FOR SALE/LEASE: 2594 - 27 STREET NE, CALGARY, AB

LOCATION & AMENITIES



Intelligent
Real Estate
Solutions



Larry Gurtler | 403.232.4326
larry.gurtler@avisonyoung.com

Anna Sorensen | 403.232.4383
anna.sorensen@avisonyoung.com

FOR SALE/LEASE: 2594 - 27 STREET NE, CALGARY, AB

PHOTOS



Intelligent
Real Estate
Solutions



Larry Gurtler | 403.232.4326
larry.gurtler@avisonyoung.com

Anna Sorensen | 403.232.4383
anna.sorensen@avisonyoung.com