

# \$12 - 2222 30 Avenue Ne, Calgary

MLS® #A2108428

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.75 Acres

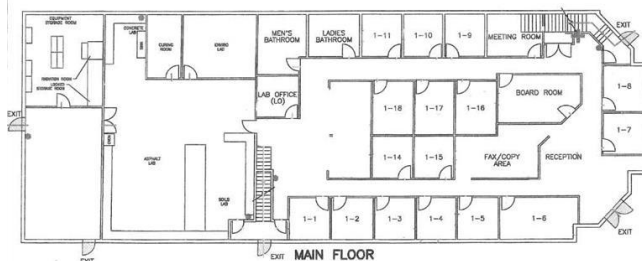
South Airways., Calgary, Alberta

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-C0R 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 Lease Rate is \$12.00 PSF and the Op. Costs at \$6.25 PSF; thus a total of \$18.25 PSF. The Sale price is asking at \$3,800,000.

Built in 2006

## Essential Information

MLS® #	A2108428
Price	\$12
Bathrooms	0.00
Acres	0.75
Year Built	2006
Type	Commercial
Sub-Type	Office
Status	Active



## 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  
Days on Market 258

## Listing Details

Listing Office CDN Global Advisors Ltd.

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