# \$2,500 - 221, 2770 3 Avenue Ne, Calgary

MLS® #A2246662

### \$2,500

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Meridian, Calgary, Alberta

Well-finished and efficiently laid out second-floor office condo available for lease in Calgary's sought-after Franklin Industrial Park. Offering 1,171 sq. ft. of bright and professional space, this unit includes a welcoming reception/waiting area, four spacious offices (three with windows), a galley kitchen, an in-suite washroom with shower, and a storage room. Located in a modern and attractive complex with excellent access to Memorial Drive, Barlow Trail, Deerfoot Trail, and the TransCanada Highwayâ€"just 10 minutes from downtown and the airport. Ideal for a variety of professional uses, this unit is in excellent condition and ready for immediate occupancy. Offered at \$2,500/month gross rent, including all operating costs and property taxes. Office furniture is negotiable, and the owner is open to both long-term and short-term lease arrangements. Don't miss this exceptional opportunity in a high-demand locationâ€"book your showing today!



Built in 2006

#### **Essential Information**

MLS® # A2246662 Price \$2,500

Bathrooms 0.00 Acres 0.00

Year Built 2006

Type Commercial

Sub-Type Office Status Active

## **Community Information**

Address 221, 2770 3 Avenue Ne

Subdivision Meridian
City Calgary
County Calgary
Province Alberta
Postal Code T2A 2L5

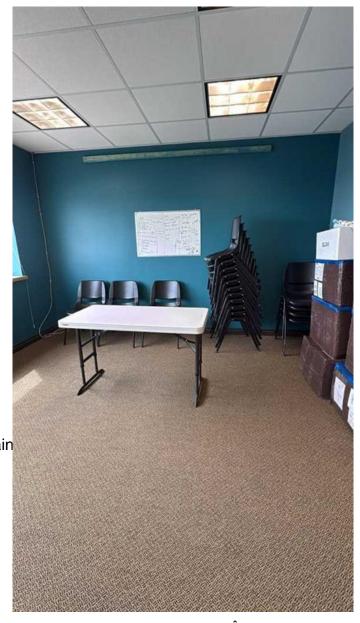
### **Additional Information**

Date Listed August 7th, 2025

Days on Market 86
Zoning I-G

### **Listing Details**

Listing Office RE/MAX Real Estate (Mountain



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