

NAI Commercial NAI Advent

FRANKLIN ATRIUM PROPERTY

BUILDING AND LAND ONLY



RECEIVERSHIP SALE

3030 3RD AVENUE NE & 3015 5TH AVENUE NE
CALGARY, AB



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NAI COMMERCIAL REAL ESTATE INC.

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ADVENT COMMERCIAL REAL ESTATE CORP.

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PROPERTY HIGHLIGHTS

-  Opportunity to purchase a freestanding office complex totaling 158,735^{sq.ft.}± over two floors on 7.86 acres± in East Calgary (TBC by Purchaser)
-  Highly functional property consisting of numerous owner/user possibilities with strong investment potential
-  Multiple office units with varying sizes and layouts throughout the complex
 - Diverse current tenant mix consisting of variety of office and service oriented businesses
-  Building features include highly attractive central courtyard atriums, elevator, patios within all units, common washrooms on both main and second level, and sprinklers throughout
-  Ample on-site parking with 358 surface stalls
-  Exceptional location with near immediate access to Memorial Drive, Deerfoot Trail, and 16 Ave NE
-  The property aligns well with a condominium conversion strategy

SALE PRICE: \$10,995,000

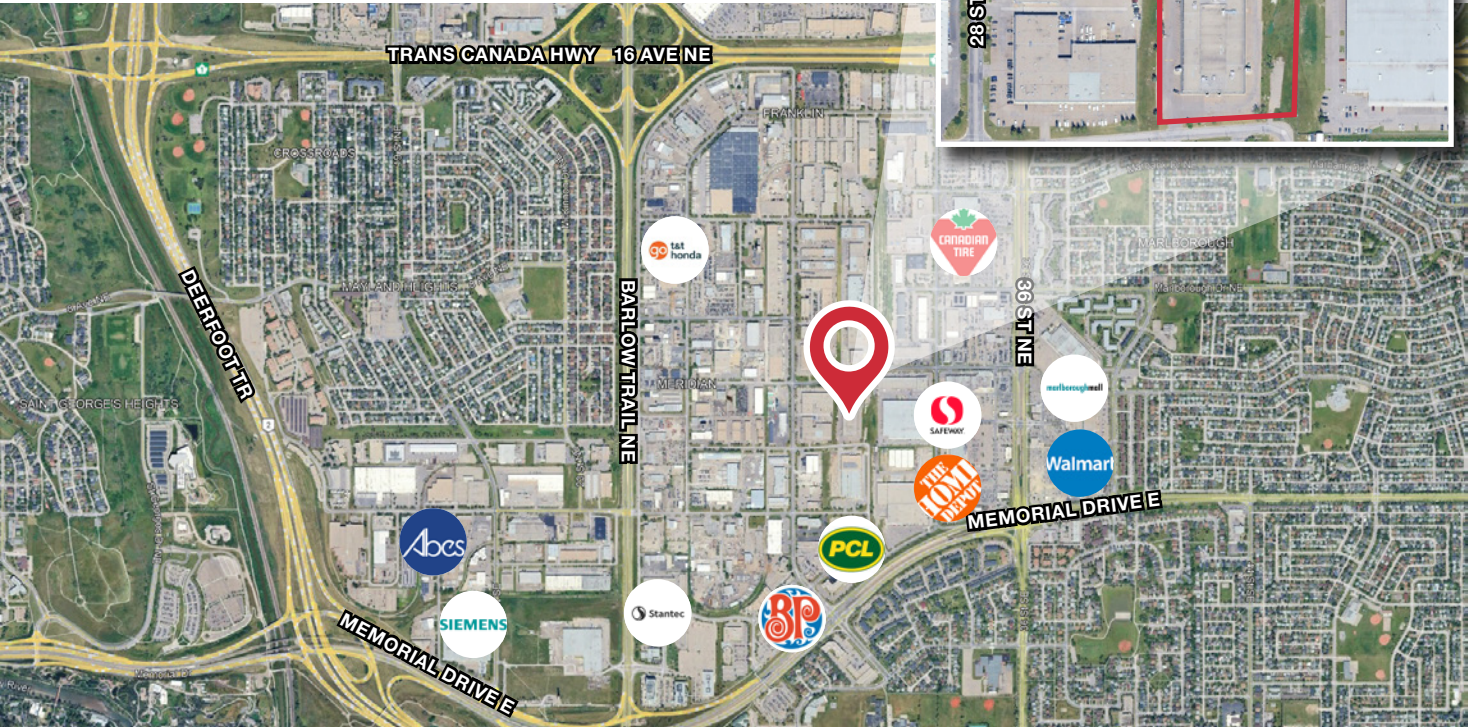
The information herein is not warranted by the Lender/Receiver nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE



ADDITIONAL INFORMATION

ADDRESS	3030 3rd Avenue NE, Calgary, AB & 3015 5th Avenue NE, Calgary, AB
BUILDING SIZE	158,735 sq. ft.± (TBC by Purchaser)
SITE AREA	7.86 acres±
LEGAL DESCRIPTION	Plan 1910977, Block 6, Lots 2&3
ZONING	IB (Industrial Business)
YEAR BUILT	1981
PARKING	358± stalls (surface)
PROPERTY TAXES (2025 estimate)	3030 3rd Avenue NE: \$127,260.73 3015 5th Avenue NE: \$129,880.18
SALE PRICE	\$10,995,000





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