To be sold / leased together

1,196 sf	1,175 sf
Unit 137	Unit 141

OFFICE+WAREHOUSE IN MERIDIAN FOR SALE / LEASE

North Centre Business Park

2750 3 Avenue NE, Calgary

- 1 (10'x12') drive-in per unit
- 225A, 120/208V
- 16' Ceiling height

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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BARCLAY STREET REAL ESTATE
LOCAL EXPERTISE MATTERS

#not in my city

403-290-0178 • 200, 407 8 AVENUE SW, CALGARY, AB T2P 1E5
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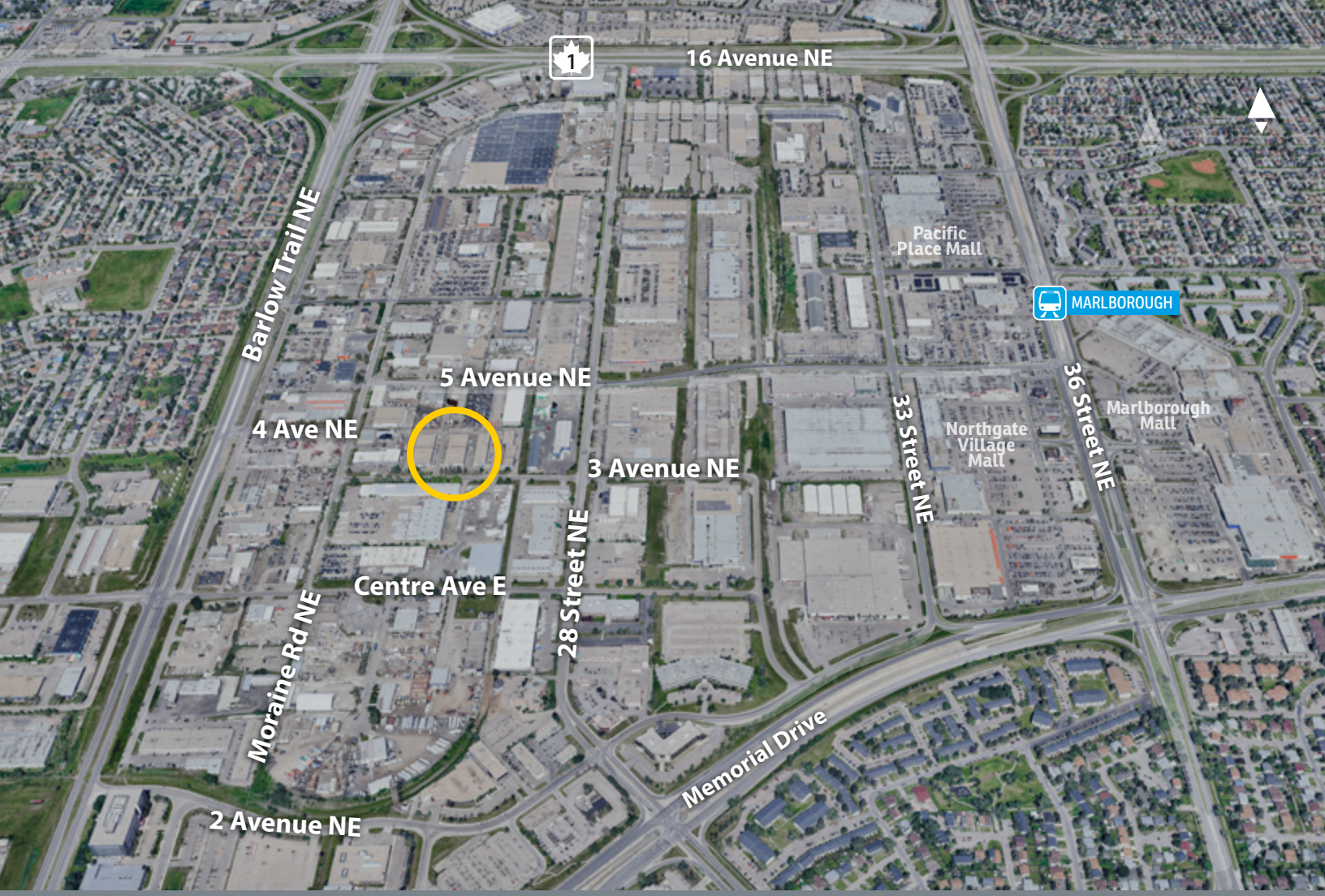


ACCESS TO MAJOR ROADWAYS

Great access to major roadways, with convenient connections to Barlow Trail, Memorial Drive and surrounding industrial and commercial areas.

WELL-MAINTAINED BUILDING

Well-maintained building with paved site and access, providing a clean, functional setting for tenants and visitors.

PROPERTY INFORMATION

ADDRESS: 2750 3 Avenue NE, Calgary

DISTRICT: Meridian

LEGAL DESCRIPTIONS:
Unit 137 – Plan 0710550; Unit 45
Unit 141 – Plan 0710550; Unit 46

ZONING: I-G (Industrial General)

YEAR BUILT: 2006

AVAILABLE FOR SALE:
Unit 137 – 1,196 sq. ft.
Unit 141 – 1,175 sq. ft.

TOTAL: 2,371 sq. ft.

Video Tour

CEILING HEIGHT: 16' (clear, TBV)

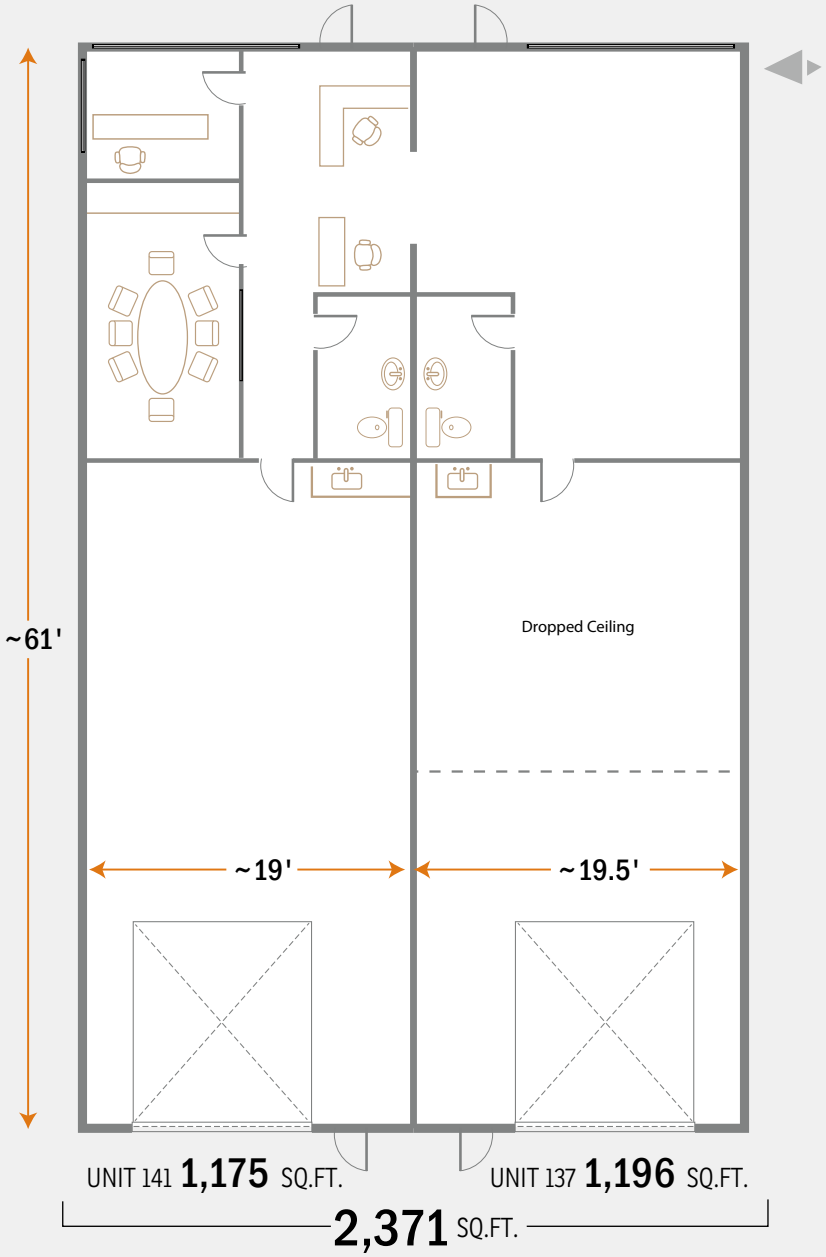
LOADING:
1 (10'w x 12'h) drive-in per unit

POWER:
225A, 120/208V, 3 phase per unit (TBV)

HEATING/HVAC:
» HVAC – office
» Overhead gas-fired heater unit – warehouse.

PARKING:
2 assigned surface stalls per unit

FEATURES:
» Alarm and security cameras included
» Office furniture included



SALE INFORMATION

AVAILABILITY: Immediate

CONDO FEES (2026):
Unit 137 – $371.23+GST per mo
Unit 141 – $365.57+GST per mo

PROPERTY TAXES:
Unit 137 – $7,929.27 (2026)
Unit 141 – $7,763.16 (2026)

ASKING PRICE:
Units 137 and 141 to be sold together at $840,000

LEASE INFORMATION

AVAILABILITY: Immediate

OP. COSTS AND TAXES:
$10.35 per sq. ft. (est.)

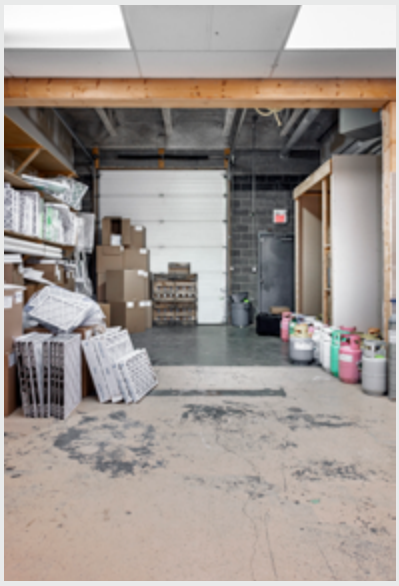
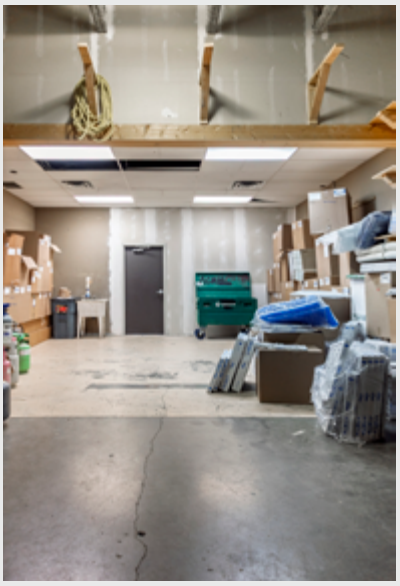
LEASE RATE:
Units 137 and 141 to be leased together at $16.00 per sq. ft. (year 1) escalating thereafter throughout the lease term.

OWN vs LEASE ANALYSIS

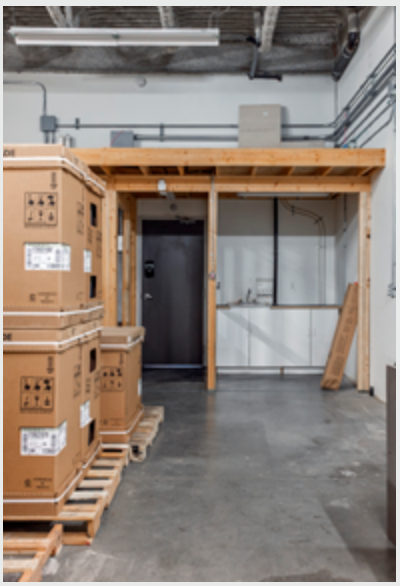
	OWN	LEASE
Area	2,371 sq. ft.	2,371 sq. ft.
Purchase price / Lease rate	$840,000	$16.00 / sq. ft.
Down payment (20%)	$168,000	$0
Amount financed	$672,000	N/A
Monthly payment	$3,535	$3,161
Payments over 5 years	$212,091	$189,680
Principal paydown	$86,998	$0
Appreciation gain (3% annually)	$133,790	$0
Equity built over 5 years	**$388,788**	**$0**

At $840,000, the monthly ownership cost is roughly $374/mo. less than leasing. In addition to the monthly savings, ownership builds an estimated $388,788 in equity over five years through the initial down payment, principal paydown and potential appreciation.

SUITE 137
1,196 SQ.FT.

SUITE 141
1,175 SQ.FT.



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