

CHINOOK LRT MIXED-USE BUILDING FOR SALE

6012 3rd Street SW
Calgary



3 Street SW

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CELEBRATING
50 YEARS
1973-2023

LOCAL EXPERTISE MATTERS



- » Rare opportunity to acquire two storey building or an owner/user.
- » The property can be occupied by variety of businesses who can take advantage of the two-storey set-up with retail on the main floor and offices on the second floor.
- » This can be an exceptional revenue property for a business in need of just the main floor or second floor. Adequate parking is available for most uses, however, adjacent lands (①,②,③) can be purchased for additional parking or parking revenue.



SALE INFORMATION

ADDRESS: 6012 3rd Street SW

LEGAL DESCRIPTION: Plan: 4880AJ; Block: 13; Lot: 5 & 6

ZONING: Multi-Residential High Density Medium Rise
M-H2 f5.0 h.60.0

GROSS LEASABLE AREA: 6,016 sq. ft.

SITE SIZE: 5,995 sq. ft. (556.9 m2)

TENANCY: Please contact brokers

PRICE: Please contact brokers



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