

// +/- 8,564 SF of  
Office / Commercial Space

# FOR SALE

Bay 101 / Bay 103 3424 27 St NE Calgary



**AGRON MILOTI CEO** | Broker of Record  
403.531.4336 | [amiloti@cdnglobal.com](mailto:amiloti@cdnglobal.com)

CDN GLOBAL ADVISORS LTD. 520 – 5 Ave SW, Suite 1910, Calgary, AB. T2P 3R7  
[www.cdnglobal.com](http://www.cdnglobal.com)

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Commercial Real Estate Advisors

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# PROPERTY DETAILS

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## THE OFFERING

Two prime commercial bays are now available at 3424 27 Street NE, offering versatile space for a variety of business needs.

**Bay 101 //** features a total of +/- 4,982 SF, with +/- 2,603 SF on the main floor and an additional +/- 2,278 SF on the second level, providing ample room for office, showroom, or operational use.

**Bay 103 //** offers +/- 3,582 SF in total, including approximately +/- 2,433 square feet on the main floor and +/- 1,149 square feet on the second floor, making it ideal for complementary business functions.

These bays are only available for sale as a pair, presenting a unique opportunity to acquire a substantial, well-located commercial property in a growing area.

## PROPERTY OVERVIEW

<b>Address:</b>	Bay 101 / Bay 103 3424 27 St NE, Calgary
<b>Area:</b>	Bay 101 // +/- 4,982 SF (main floor +/- 2,603 SF and 2nd floor +/- 2,278 SF) Bay 103 // +/- 3,582 SF (main floor +/- 2,433 SF and 2nd floor +/- 1,149 SF)
<b>Sale Price:</b>	\$1,450,000
<b>Additional Rent :</b>	\$ 7.49 psf
<b>Availability:</b>	Negotiable
<b>Parking:</b>	Surface stalls
<b>Building Signage:</b>	Front fascia.
<b>Zoning:</b>	Industrial (I-G)

# LOCATION

// **3424 27 St NE** is located in Calgary's established northeast commercial corridor, offering excellent exposure directly off **27th Street and 32nd Avenue NE**. The property benefits from strong visibility, convenient access to major roadways, and close proximity to a wide range of nearby amenities, making it a highly desirable location for businesses seeking accessibility and exposure.



## Amenities

Easy accessibility and close proximity to:



Grocery & shopping



Health & wellness

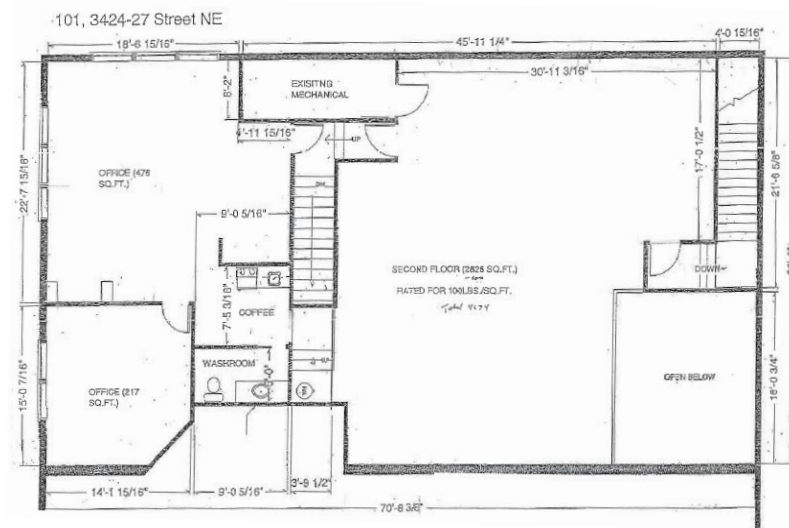


Banks & financial institutions

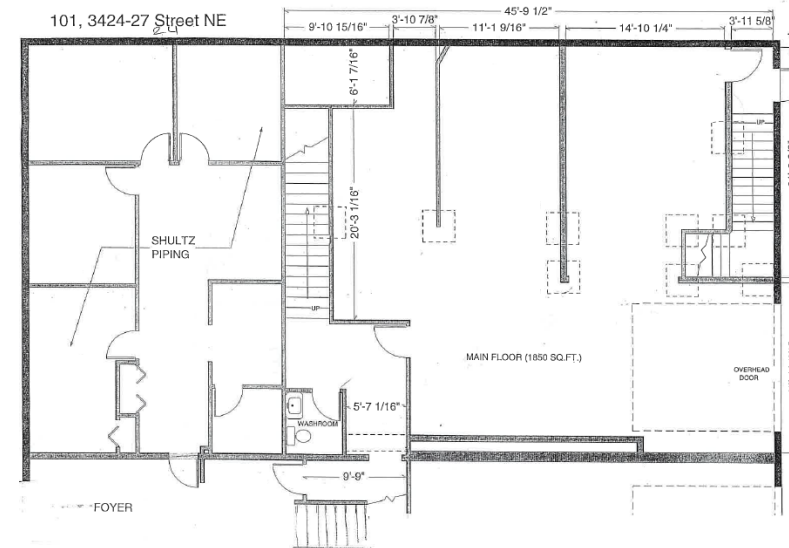


Restaurants & fast food

# FLOORPLANS & CONTACT



// 2nd floor  
+/- 2,278 SF



// Main floor  
+/- 2,603 SF

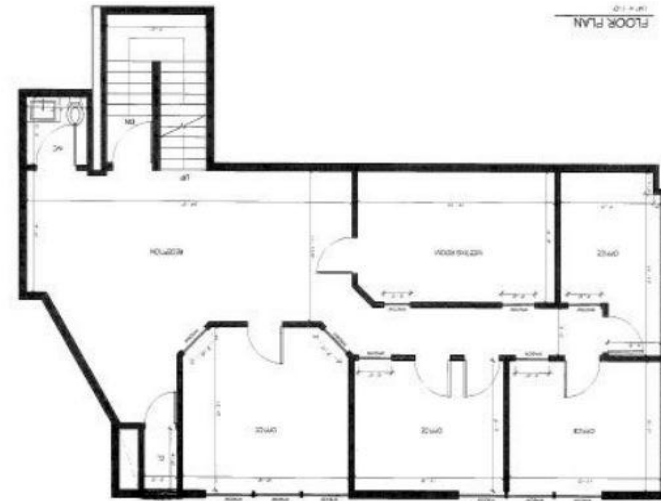
// Bay 101 - 3424 27 St NE, Calgary

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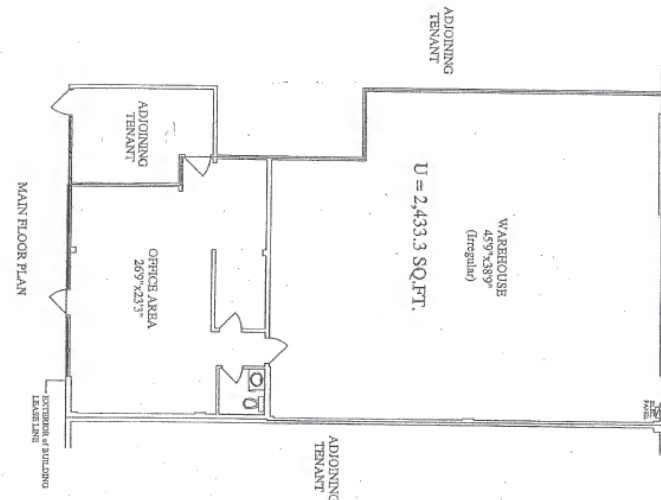
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# FLOORPLANS & CONTACT



// 2nd floor  
+/- 1,149 SF



// Main floor  
+/- 2,433 SF

// Bay 103 - 3424 27 St NE, Calgary

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# CANADIAN COVERAGE

## Localized Market Intelligence, Trust & Human Connectivity

CDNGLOBAL has expert localized teams in every major market across Canada with the ability to service clients through strategic partnerships around the globe. We offer progressive real estate solutions with tailor-made services.

