JLL SEE A BRIGHTER WAY



For Sale

2719 - 7th Avenue NE

Units 107, 108/109, 110 | Calgary, AB

- Grade loading warehouse bays
- Rare central northeast condo ownership opportunity
- Well constructed office with clean warehouse space
- Various demising scenarios available for purchase
- Immediate access to Barlow Trail, Deerfoot Trail, with close proximity to Downtown Calgary





Zoning
I-G | Industrial General

District
Meridian

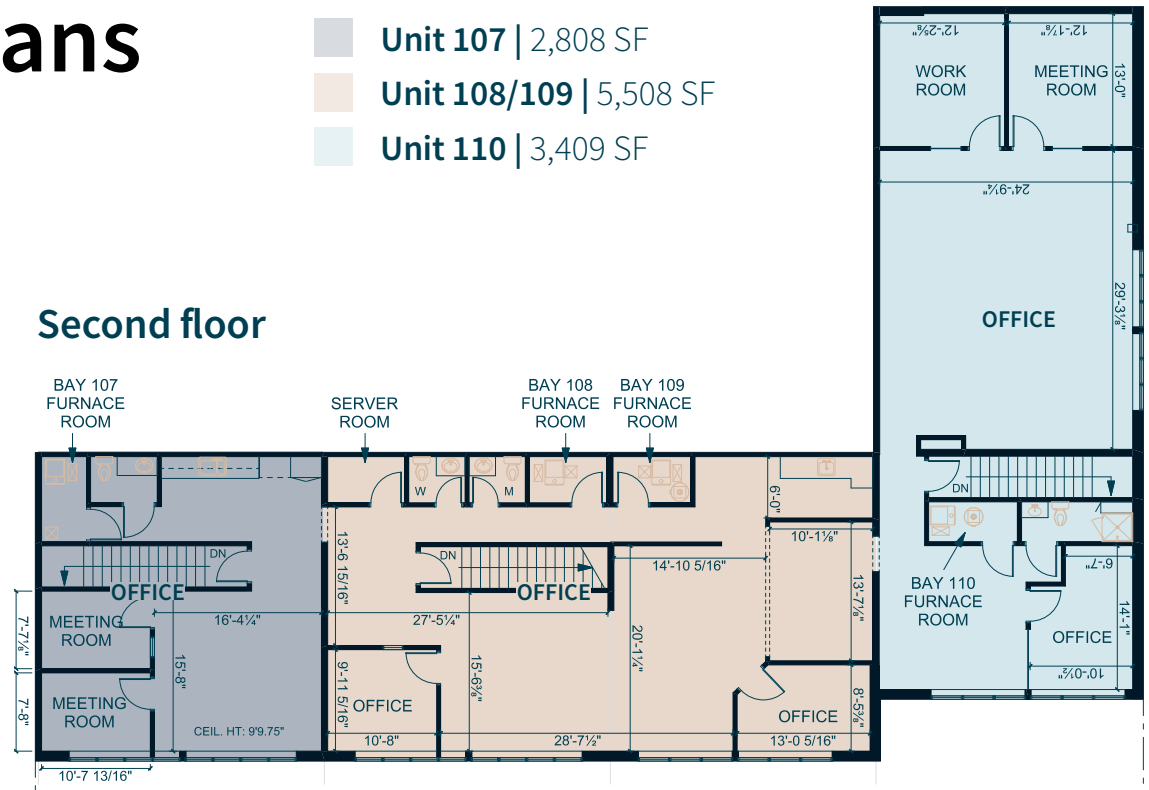
Power
100 Amps @ 120/208 Volts/per unit (TBV)

		Unit 107	Unit 108 & 109	Unit 110	Units 107, 108/109, 110
Bay Size	Main floor office (SF)	1,642	1,243	–	2,885
	Warehouse (SF)	421	2,728	1,755	4,904
	2nd floor office (SF)	745	1,537	1,654	3,936
	Total (SF)	**2,808**	**5,508**	**3,409**	**11,725**
Loading		1 (10’ x 12’) drive-in door	2 (10’ x 12’) drive-in door	1 (10’ x 12’) drive-in door	4 (10’ x 12’) drive-in doors
Ceiling Height		26’	26’	14’	14’ - 26’
Condo Fees (per month)		$408.65	$788.11	$328.38	$1,525.14
Property Taxes (2026)		$14,695.73	$28,328.32	$15,083.34	$58,107.39
Sale Price		Market	Market	Market	Market
Availability		Q1 2027	Q1 2027	Q1 2027	Q1 2027

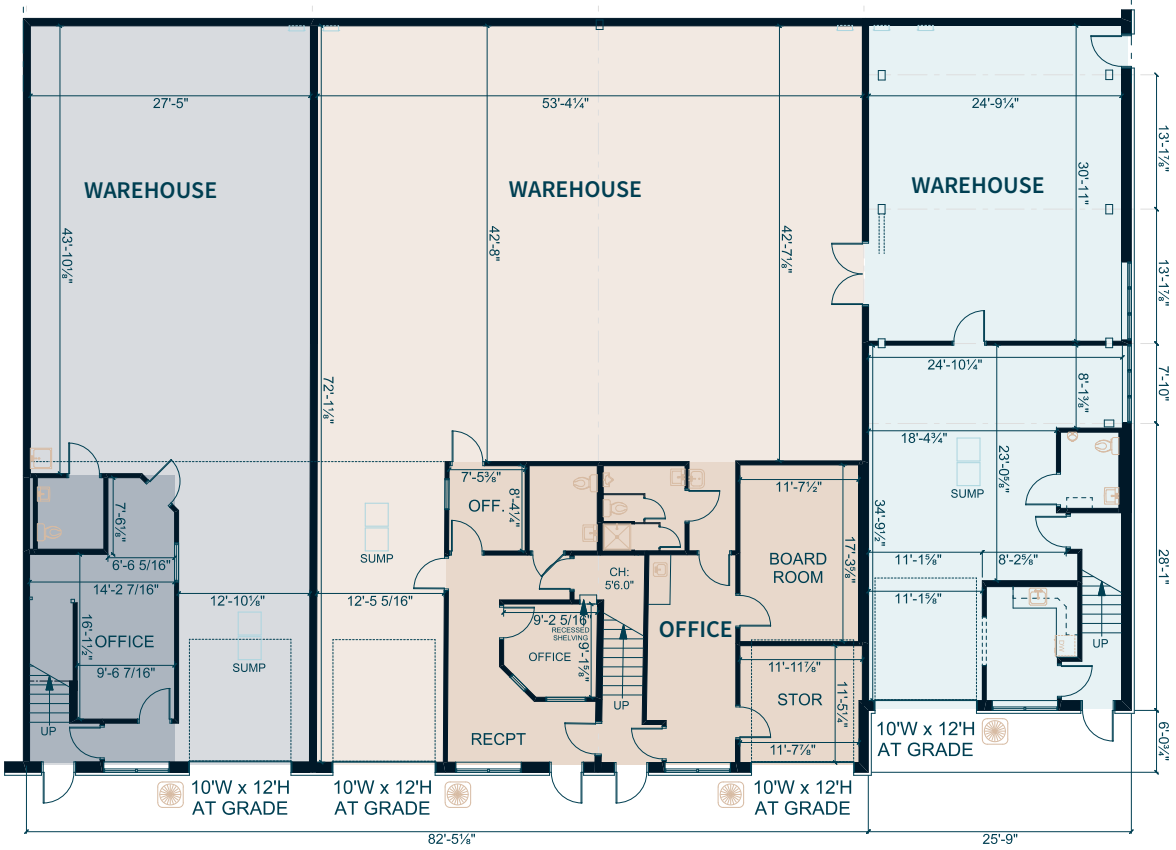
Floor
Plans

Unit 107 | 2,808 SF
Unit 108/109 | 5,508 SF
Unit 110 | 3,409 SF

Second floor



Main floor





Driving Times

Trans-Canada Highway
2 Mins. | 1.5 km

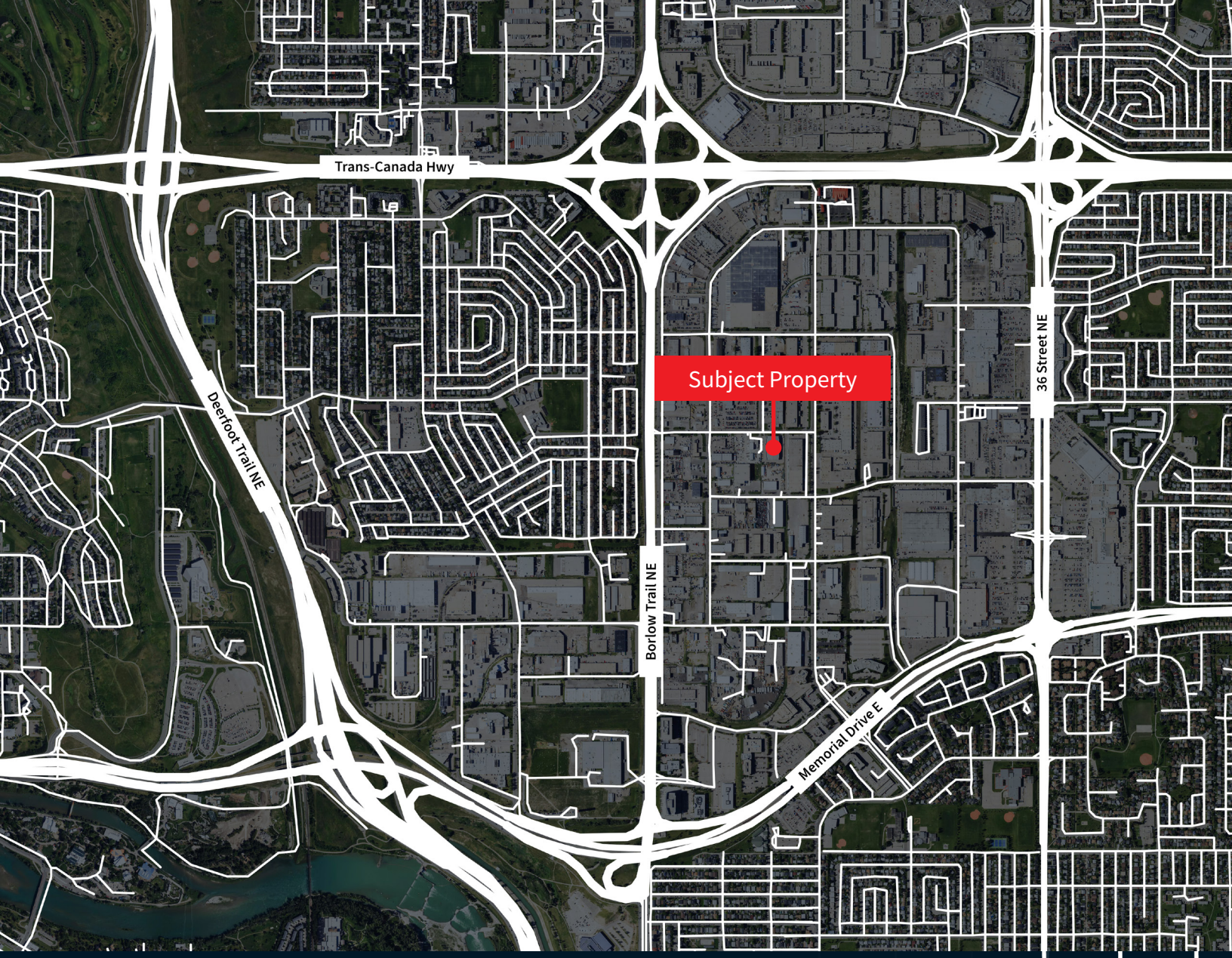
Deerfoot Tail (QEII Highway)
4 Mins. | 2.9 km

Stoney Trail (Ring Road)
6 Mins. | 6.5 km

Downtown Calgary
10 Mins. | 7.4 km

Glenmore Trail
12 Mins. | 10.8 km

Calgary Int. Airport
14 Mins. | 14.8 km



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