



# SKYVISION Professional Centre

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3016 5 AVENUE NE, CALGARY, AB T2A 6K4

FOR SALE

SUBURBAN OFFICE BUILDING · 61,050 SF

Office asset in one of Calgary's most supply-constrained submarkets.

**KPLI**  
GLOBAL

THE OFFERING

# Office asset in Calgary's northeast corridor.

**3016 5 AVENUE NE, CALGARY, AB T2A 6K4**

Skyvision Professional Centre presents a 61,050 SF value-add office asset strategically positioned within Calgary's northeast corridor. Substantial vacancy, flexible multi-tenant floor plates, and limited competing office inventory support future lease-up potential for both investors and owner-users. The property benefits from strong connectivity to Malborough LRT, Deerfoot Trail, Memorial Drive, and Downtown Calgary. Offered exclusively by KPLI Global.

**61,050 SF | \$246/SF**



AERIAL · EASTSIDE

**ASSET PROFILE**

Class B ·  
Suburban  
Office

**RARE OPPORTUNITY**

Limited NE  
Office Supply

# Property Overview

<b>ADDRESS</b>	3016 5 Ave NE, Calgary, AB T2A 6K4	<b>SITE AREA</b>	1.94 Acres
<b>BUILDING CLASS</b>	Class B Suburban Office	<b>PROPERTY TAX</b>	\$315,375 (2025)
<b>YEAR BUILT</b>	1978	<b>ZONING</b>	I-B Industrial Business
<b>GLA</b>	61,050 SF	<b>PARKING</b>	95 Surface Stalls
<b>STOREYS</b>	3	<b>STOREYS</b>	Monument Signage · 5 Ave NE
<b>TYPICAL FLOOR</b>	20,350 SF	<b>MANAGEMENT</b>	Professional on-site



BUILDING LOBBY

# Industrial-Business (I-B) Zoning Overview

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## 3016 - 5 AVENUE NE

The property is designated I-B (Industrial-Business), a zoning district intended to accommodate high-quality office, research, and employment-focused developments. The district permits a broad range of office, institutional, service, and light industrial uses.

### Permitted Uses

The I-B District permits a broad range of office, institutional, service, and light industrial uses, providing flexibility for both investors and owner-users.

- Office
- Health Care Service
- Financial Institution
- Information & Service Provider
- Instructional Facility
- General Industrial – Light
- Convenience Food Store
- Library
- Print Centre
- Radio & Television Studio
- Protective & Emergency Service
- Catering Service – Minor

### District Purpose

The I-B District is intended to accommodate high-quality office, research, and employment-focused developments in desirable commercial and industrial locations.

### Discretionary Uses

Additional commercial, retail, hospitality, and recreational uses may be considered subject to City of Calgary approval and applicable development requirements.

- Retail & Consumer Service
- Fitness Centre
- Child Care Service
- Conference & Event Facility
- Hotel
- Indoor Recreation Facility
- Post-Secondary Learning Institution
- Restaurant: Food Service Only\*
- Restaurant: Licensed\*
- Self Storage Facility
- Specialty Food Store
- Vehicle Rental – Minor
- Brewery, Winery & Distillery

The above uses represent a summary of permitted and discretionary uses under the I-B (Industrial-Business) District. Purchasers should verify specific use requirements with the City of Calgary.

FLOORPLANS

# Main Floor

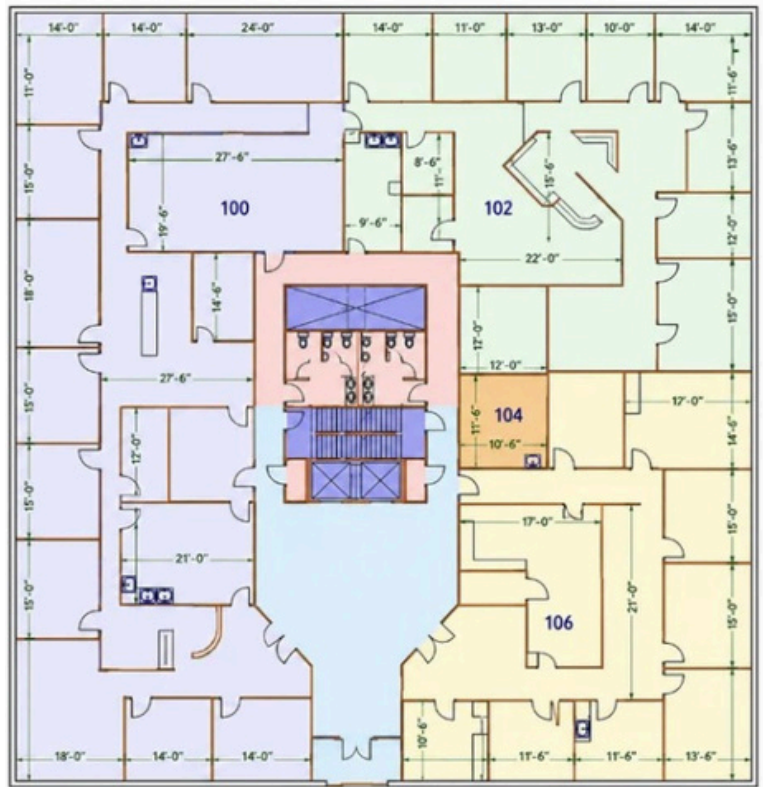
3016 - 5 AVENUE NE

Suite 100 6,848 SF

Suite 102 3,750 SF

Suite 104 239 SF

Suite 106 3,126 SF



SUITE 106

FLOORPLANS

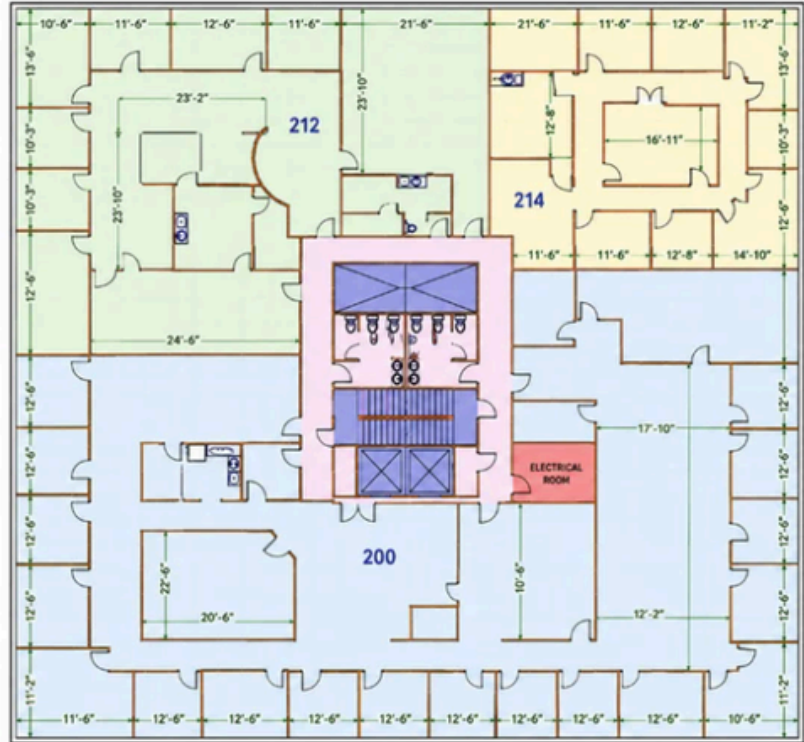
# Second Floor

## 3016 - 5 AVENUE NE

Suite 200 9,706 SF

Suite 212 5,376 SF

Suite 214 3,025 SF



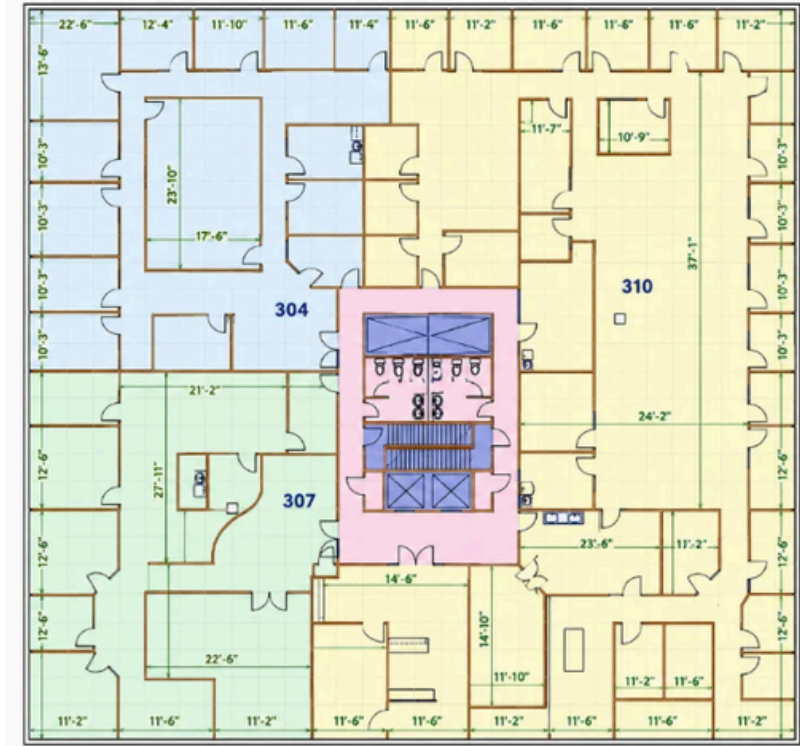
# Third Floor

## 3016 - 5 AVENUE NE

Suite 304 4,713 SF

Suite 307 4,996 SF

Suite 310 13,231 SF



## LOCATION

# Amenities | Location

## NORTHEAST CALGARY, TRANSIT-CONNECTED.

Strategically positioned within Calgary's established northeast commercial corridor, offering strong connectivity to Franklin LRT, Deerfoot Trail, Memorial Drive, Barlow Trail, and Downtown Calgary.



### SUBMARKET

## Northeast

One of Calgary's most supply-constrained suburban office quadrant.

### TRANSIT

## Malborough LRT

10 min Walk away, rare for suburban office.

### ARTERIAL

## 5 Ave NE

High-traffic corridor with premium monument visibility.

### SITE

## 1.94 Acres

Generous site with ample surface parking.



To learn more,  
*get in touch.*



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