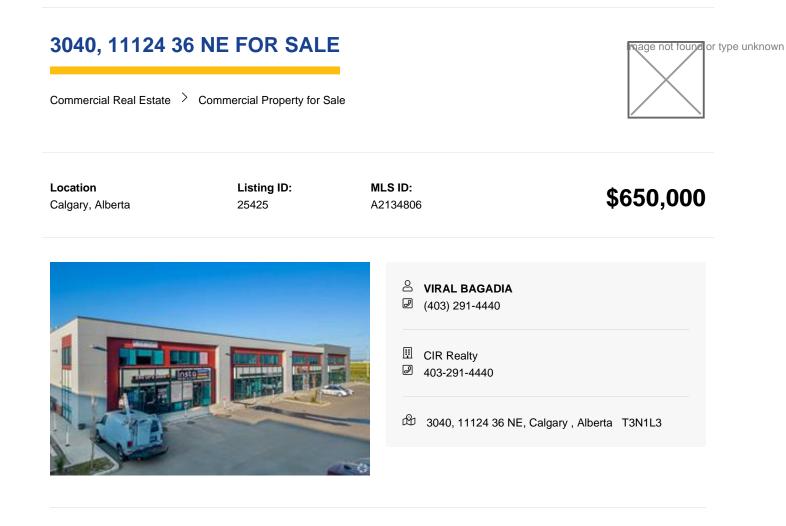


Generated: Nov 23, 2024, 9:48:18

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



Transaction Type For Sale

Subdivision Stoney 3

Structure Type Warehouse

Legal Plan 1812436

Inclusions None Days On Market

Building Type Commercial Mix,Condo Complex

Property Type Commercial

Building Area (Sq. Ft.) 1350.00

Restrictions Call Lister Zoning DC (pre 1P2007)

Year Built 2018

Property Sub Type Retail

Building Area (Sq. M.) 125.42

Reports Call Lister

Welcome to Unit #3040, 11124 36 St NE, available for your future business! This exceptional commercial bay offers approximately 1,350 square feet of versatile space, perfectly suited for various commercial uses. The property features Direct Control Zoning (15Z2007), providing flexible usage options to meet your business needs. Inside, you'll find two washrooms, conveniently located at ground level and upstairs, along with an office and mezzanine for additional workspace and storage. The unit is finished and includes one installed hoist, making it ideal for a tyre business, auto windshield installation, or oil change services with some modifications. Additional features include a 120 AMP transformer and a loading bay measuring 12' W x 16' H, ensuring easy logistics and operational efficiency. The fully paved site offers ample parking with three dedicated stalls and is fully landscaped, enhancing the property's curb appeal. Situated close to major amenities such as Country Hills, Stoney Trail, and Calgary International Airport, this location is set to become the future business hub of NE Calgary. Don't miss out on this prime opportunity—visit today to explore the potential of Unit #3040!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.