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## 3040, 11124 36 NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
25425


**MLS ID:**  
A2134806

**\$650,000**



 **VIRAL BAGADIA**  
 (403) 291-4440

 CIR Realty  
 403-291-4440

 3040, 11124 36 NE, Calgary , Alberta T3N1L3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 99	<b>Zoning</b> DC (pre 1P2007)
<b>Subdivision</b> Stoney 3	<b>Building Type</b> Commercial Mix,Condo Complex	<b>Year Built</b> 2018
<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 1812436	<b>Building Area (Sq. Ft.)</b> 1350.00	<b>Building Area (Sq. M.)</b> 125.42
<b>Inclusions</b> None	<b>Restrictions</b> Call Lister	<b>Reports</b> 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!

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