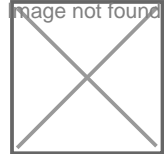


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

3040, 11124 36 NE FOR SALE

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Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
28111


MLS ID:
A2134806

\$650,000



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

 CIR Realty
 403-291-4440

 3040, 11124 36 NE, Calgary , Alberta T3N1L3

Transaction Type For Sale	Days On Market 252	Zoning DC (pre 1P2007)
Subdivision Stoney 3	Building Type Commercial Mix,Condo Complex	Year Built 2018
Structure Type Warehouse	Property Type Commercial	Property Sub Type Retail
Legal Plan 1812436	Building Area (Sq. Ft.) 1350.00	Building Area (Sq. M.) 125.42
Inclusions None	Restrictions Call Lister	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!

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