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## UNIT #12, 3510 27 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta



**Listing ID:**  
29409


**MLS ID:**  
A2195030

**\$950,000**



 **JIAN HUI OUYANG**  
 (587) 664-3031

 Century 21 Bamber Realty LTD.  
 403-245-0773

 Unit #12, 3510 27 Street NE, Calgary , Alberta T1Y 5E2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 5	<b>Zoning</b> I-G
<b>Subdivision</b> Horizon	<b>Year Built</b> 1981	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 8111238
<b>Building Area (Sq. Ft.)</b> 3439.00	<b>Building Area (Sq. M.)</b> 319.49	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Building Plans	

Amazing Opportunity! This 3,029 sq. ft. space, plus a 410 sq. ft. mezzanine, is in a highly sought-after location with quick access to Barlow Trail, 16th Avenue, and 32nd Avenue. The property features a 14 ft. loading door, three bathrooms, office space, and ample parking with four assigned stalls plus six visitor parking spaces. Enjoy low condo fees—only \$500 per month, which includes water, garbage collection, snow removal, lawn care, and landscaping. Great for owner-users and investors alike! Whether you're looking to establish your business or make a smart investment, this property offers excellent value and potential. Don't miss out on this exceptional opportunity! Contact us today for more details.

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