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.

1215 38 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale

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| **Location**	**Listing ID:**	**MLS ID:**	
Calgary, Alberta	29426	A2192937	**$1,618,735**

👤 **JESSICA MACDONALD**
📞 (403) 291-0425

🏢 CMS Real Estate Ltd.
📞 403-291-0425

🗺 1215 38 Avenue NE, Calgary , Alberta   T2E 6M2

Transaction Type	**Days On Market**	**Zoning**
For Sale	3	I-G
Subdivision	**Year Built**	**Structure Type**
McCall	1977	Warehouse
Property Type	**Property Sub Type**	**Legal Plan**
Commercial	Industrial	2310111
Building Area (Sq. Ft.)	**Building Area (Sq. M.)**	**Footprint (Sq. Ft.)**
7529.00	699.46	7529
Inclusions	**Restrictions**	**Reports**
N/A	Condo/Strata Approval	Floor Plans,Title

Industrial condo bay totalling 7,529 sq.ft. with 6,318 sq.ft. on the main floor and 1,211 sq.ft. of mezzanine. Sprinkler upgrade to ESFR. 10' x 10' Dock loading door. 21' Ceiling in Warehouse. 5 assigned parking stalls with 19 visit stalls on site. 68' marshalling area. Upgraded with new RTUs, new LED lighting, new man and overhead doors, new unit heaters and new electrical panels (100A/600V). Condo fees: $1.25/sq.ft. (est. 2025).