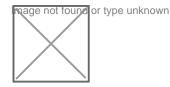


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1215 38 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 29426

MLS ID: A2192937

\$1,618,735



△ JESSICA MACDONALD

2 (403) 291-0425

CMS Real Estate Ltd.

403-291-0425

1215 38 Avenue NE, Calgary, Alberta T2E 6M2

Transaction TypeDays On MarketZoningFor Sale3I-G

SubdivisionYear BuiltStructure TypeMcCall1977Warehouse

Property TypeProperty Sub TypeLegal PlanCommercialIndustrial2310111

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).

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