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1215 38 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Calgary, Alberta

Listing ID:



29426



MLS ID:

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