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## 1219 38 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
29427


**MLS ID:**  
A2192943

**\$1,857,600**



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

 CMS Real Estate Ltd.  
 403-291-0425

 1219 38 Avenue NE, Calgary , Alberta R2E 6M2

**Transaction Type**

For Sale

**Days On Market**

135

**Zoning**

I-G

**Subdivision**

McCall

**Year Built**

1977

**Structure Type**

Warehouse

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

2311551

**Building Area (Sq. Ft.)**

12384.00

**Building Area (Sq. M.)**

1150.50

**Inclusions**

N/A

**Restrictions**

Condo/Strata Approval

**Reports**

Title

Industrial condo bay totalling 12,384 sq.ft. with 6,431 sq.ft. on the main floor and 5,953 sq.ft. on the second floor. Ceiling Height of 8'. 10' x 10' Dock loading door. 68' Marshalling area. 8 assigned parking stalls, 19 visitor parking stalls on site. Unit has new RTU, LED lighting, new man and overhead doors, new unit heater, and new electrical panel (100A/600V).

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