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1223 38 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
29428


MLS ID:
A2193000

\$1,802,843



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

 CMS Real Estate Ltd.
 403-291-0425

 1223 38 Avenue NE, Calgary , Alberta T2E 6M2

Transaction Type For Sale	Days On Market 2	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.) 8881.00	Building Area (Sq. M.) 825.07	Footprint (Sq. Ft.) 8881
Inclusions N/A	Restrictions Condo/Strata Approval	Reports Floor Plans, Title

Industrial condo bay totalling 8,881 sq.ft. with 6,360 sq.ft. on the main floor and 2,521 sq.ft. mezzanine. 10' x 10' dock loading door. 21' Ceiling in the warehouse. 4 Assigned parking stalls with 19 visitor parking stalls on site. 68' marshalling area. Upgraded with new RTU, LED lighting, new man and overhead door, new unit heater and electrical panel (100A/600V). Condo Fees: \$1.25/sq.ft. (est. 2025).

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