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135, 10990 42 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
31368


MLS ID:
A2240402

\$1,013,000



 **PIPAN KUMAR**
 (403) 250-2882

 Century 21 Bravo Realty
 403-250-2882

 135, 10990 42 Street NE, Calgary , Alberta T3N 1Y9

Transaction Type

For Sale

Days On Market

5

Zoning

I-G

Subdivision

Stoney 3

Year Built

2019

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

2010598

Building Area (Sq. Ft.)

2500.00

Building Area (Sq. M.)

232.26

Inclusions

N/A

Restrictions

Board Approval

Reports

Condo/Strata Bylaws

An excellent opportunity to own a versatile and well-located industrial bay in Calgary's thriving northeast corridor. This 2,500 sq ft IG-zoned unit features clear-span warehouse space with high ceilings and a convenient drive-in overhead door, making it ideal for a variety of business uses—including an auto body shop, mechanic service, or detailing business. A rare bonus in today's market, the unit includes a 300 sq ft exterior storage area, perfect for additional inventory or equipment. There is also potential to construct a second-floor mezzanine for office or extra storage space. The unit comes with four assigned parking stalls and is located in a professionally managed complex with generous on-site parking. Positioned just off Metis Trail and Country Hills Boulevard, the property offers excellent access to major transportation routes, Calgary International Airport, and nearby commercial amenities. Whether you're an owner-user looking for a turnkey space or an investor seeking strong long-term value, this bay is a flexible and strategic choice.

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