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## 635 35 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
31708


**MLS ID:**  
A2245291

**\$1,699,900**



 **GAGAN JAGDEY**  
 (403) 613-1984

 Real Broker  
 855-623-6900

 635 35 Avenue NE, Calgary , Alberta T2E 2L2

**Transaction Type**

For Sale

**Days On Market**

13

**Zoning**

I-E

**Subdivision**

Greenview Industrial Park

**Year Built**

1960

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

5942AD

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

5286.73

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

491.15

**Lot Size (Sq. Ft.)**

17039

**Lot Size (Acres)**

0.39

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Title

0.39 ACRES!! CORNER LOT!! ZONED I-E!! 5,286.73 SQFT!! PRIME OPPORTUNITY with HUGE PARKING SPACE inside the lot — perfect for accommodating staff, clients, or equipment. Featuring 4 PRIVATE OFFICES, 3 WASHROOMS, and a bright FRONT COMMERCIAL SPACE. This property offers 2,400+ SQFT of workshop area only. Currently set up for woodworking, with equipment and layout suited for machinery use. Additional STORAGE SPACE on site ensures you have room for tools, materials, and inventory. The combination of OFFICE + WORKSHOP + PARKING makes this a rare find for businesses seeking functionality, visibility, and easy access in one package!

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