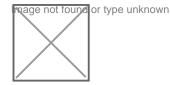


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

635 35 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, 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

Subdivision

Greenview Industrial Park

Property Type Commercial

Building Area (Sq. Ft.)

5286.73

Lot Size (Acres)

0.39

Reports
Title

Days On Market

13

Year Built

1960

Property Sub Type

Industrial

Building Area (Sq. M.)

491.15

Inclusions

N/A

Zoning

I-E

Structure Type

Industrial

Legal Plan 5942AD

Lot Size (Sq. Ft.)

17039

Restrictions

None Known

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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