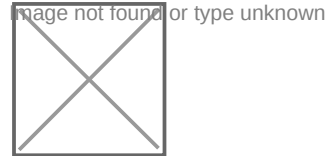


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635 35 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32273

MLS ID:
A2260051

\$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

30

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.)

5286.74

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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