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22, 4816 35B STREET SE FOR SALE



Commercial Real Estate > Commercial Property for Sale


Location
Calgary, Alberta

Listing ID:
34540


MLS ID:
A2295674

\$459,900



 **CALVIN KAWA**
 (403) 512-9988

 Century 21 Bravo Realty
 403-250-2882

 22, 4816 35B Street SE, Calgary , Alberta T2B 3N1

Transaction Type For Sale	Days On Market 54	Zoning I-G
Subdivision Eastfield	Building Type Condo Complex,Warehouse	Year Built 2000
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 0111098	Building Area (Sq. Ft.) 1548.00	Building Area (Sq. M.) 143.81
Inclusions N/A	Restrictions None Known	Reports None

Excellent opportunity to own an industrial bay in a well-established SE location. This 1,548 sq. ft. unit includes approximately 1,060 sq. ft. on the main floor plus a fully developed mezzanine, offering functional space for a variety of industrial or commercial uses. Features include front overhead drive-in door access, I-G zoning for flexible operations, and the unit is plumbed for in-floor heating. Built in 2000, the property is well-maintained and currently leased to a stable tenant until the end of 2028, providing reliable income. The tenant is responsible for all utilities, property taxes, and HVAC maintenance, making this a low-management, turnkey investment. Ideal for investors seeking steady cash flow in a strong industrial corridor.

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