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305, 10960 42 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
34967


MLS ID:
A2303967

\$849,900



 **PAUL GILL**
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 Century 21 Bravo Realty
 403-250-2882

 305, 10960 42 Street NE, Calgary , Alberta T3N 2B8

Transaction Type For Sale	Days On Market 7	Zoning I-C
Subdivision Stoney 3	Building Type Commercial Mix,Mixed Use	Year Built 2019
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 2110816	Building Area (Sq. Ft.) 2333.00	Building Area (Sq. M.) 216.74
Inclusions N/A	Restrictions Call Lister	Reports Call Lister,Floor Plans,Legal Description,Title

End-cap flex industrial condo available in Jacksonport, offering a versatile office and warehouse configuration in one of northeast Calgary's most desirable industrial nodes. The main floor includes warehouse space with rear overhead drive-in door access, while the second floor is built out with three private offices and a boardroom. Thoughtfully laid out for two separate business operations and divided by an entrance vestibule, the unit offers excellent flexibility for owner-users, investors, or businesses seeking a professional front-end office presence with functional warehouse capability. Ideally situated near Calgary International Airport with quick access to Metis Trail and major commuter routes. I-C zoning supports a broad range of industrial and commercial uses.

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