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8, 3610 29 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale


Location
Calgary, Alberta



Listing ID:
34998


MLS ID:
A2304666

\$560,000



 **DAN DUONG**
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 Century 21 Bravo Realty
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 8, 3610 29 Street NE, Calgary , Alberta T1Y 5Z7

Transaction Type For Sale	Days On Market 5	Zoning I-G
Subdivision Horizon	Year Built 1981	Structure Type Industrial
Property Type Commercial	Property Sub Type Warehouse	Legal Plan 0815759
Building Area (Sq. Ft.) 1720.00	Building Area (Sq. M.) 159.79	Inclusions N/A
Restrictions None Known	Reports None	

Excellent opportunity to purchase a 1,720 SF industrial bay in Calgary's Northeast, zoned Industrial General (IG). This well-appointed unit features 18' clear ceiling height, a 12' x 10' drive-in door, and 100A Phase 3 240V electrical (TBD), making it well-suited for a wide range of industrial and commercial uses. The space includes two private offices, two washrooms, and a walk-in cooler, offering exceptional functionality for an owner-operator or investment buyer. Two assigned parking stalls are included, with ample additional parking available throughout the complex. An ideal acquisition for a business owner looking to operate from their own premises or an investor seeking a quality income-producing asset. All tours by appointment only

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