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## 109, 3825 34 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
35531


**MLS ID:**  
A2317153

**\$699,900**



 **AMRIT BEDI**  
 (403) 414-9191

 Coldwell Banker YAD Realty  
 587-897-4141

 109, 3825 34 Street NE, Calgary , Alberta T1Y6Z8

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 2	<b>Zoning</b> I-G
<b>Subdivision</b> Horizon	<b>Year Built</b> 1999	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 9910155
<b>Building Area (Sq. Ft.)</b> 2010.00	<b>Building Area (Sq. M.)</b> 186.73	<b>Inclusions</b> None
<b>Restrictions</b> None Known	<b>Reports</b> None	

This 2010 sq ft industrial bay offers a highly desirable location within walking distance to Calgary C-Train Whitehorn Station, providing excellent accessibility for staff and clients. Zoned IG (Industrial General), the space is well-suited for a variety of light industrial and commercial uses, including kitchen cabinet manufacturing, car detailing, window blind production, warehousing, and more. Currently there is a showroom area already build with 2 private offices and a bathroom. The warehouse has 24 ft clear height ceiling. deal for growing businesses seeking a functional space in a strategic northeast location.

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