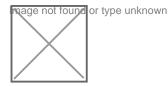


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

129 & 131, 10985 38 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

31190

MLS ID: A2236311

\$2,300,000



△ SAM PATEL

(403) 252-5900

■ Royal LePage Solutions

403-252-5900

r<u>M</u>1

129 & 131, 10985 38 Street NE, Calgary , Alberta T3N1E7

Transaction Type

For Sale

Days On Market

1

Zoning

DC (pre 1P2007)

Subdivision

Stoney 3

Year Built

2016

Structure Type

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan 1811540

Mixed Use

Building Area (Sq. Ft.)

5827.00

Building Area (Sq. M.)

541.34

Inclusions

None

RestrictionsSee Remarks

Reports
Call Lister

OWNER MOVING TO BIGGER FACILITY. This is your chance to own these 2 bays with Concrete mezzanines, 2 drive in doors, Fully front fixtured for office or showroom and back warehouse with total of 5827 Sqft of space offering for sale. DC zoning allows full flexibility for business of your own choice. Quick access to Stoney trail and Deerfoot trail. Short distance to Airport. 22 ft ceiling Clearance to warehouse. Total of 10-11 Parking spots available with 5 at the front and 6 next to back door loading doors. Almost all uses are allowed including automotives. Bay 129 can be purchased separately. Size of unit 129: 1833 Sqft Main Leval + 733 SQFT mezzanine level (Some added revenue for mezzanine office of 129 is rented for \$1500 Per month.) Size of 131: 3261 Sqft Main Level + 969 SqFt Mezzanine Level.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.