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135, 10990 42 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
31368

MLS ID:
A2240402

\$1,013,000



 **PIPAN KUMAR**
 (403) 250-2882

 Century 21 Bravo Realty
 403-250-2882

 135, 10990 42 Street NE, Calgary , Alberta T3N 1Y9

Transaction Type For Sale	Days On Market 71	Zoning I-G
Subdivision Stoney 3	Year Built 2019	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 2010598
Building Area (Sq. Ft.) 2500.00	Building Area (Sq. M.) 232.26	Inclusions N/A
Restrictions Board Approval	Reports Condo/Strata Bylaws	

An excellent opportunity to own a versatile and well-located industrial bay in Calgary's thriving northeast corridor. This 2,500 sq ft IG-zoned unit features clear-span warehouse space with high ceilings and a convenient drive-in overhead door, making it ideal for a variety of business uses—including an auto body shop, mechanic service, or detailing business. A rare bonus in today's market, the unit includes a 300 sq ft exterior storage area, perfect for additional inventory or equipment. There is also potential to construct a second-floor mezzanine for office or extra storage space. The unit comes with four assigned parking stalls and is located in a professionally managed complex with generous on-site parking. Positioned just off Metis Trail and Country Hills Boulevard, the property offers excellent access to major transportation routes, Calgary International Airport, and nearby commercial amenities. Whether you're an owner-user looking for a turnkey space or an investor seeking strong long-term value, this bay is a flexible and strategic choice.

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