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13, 2219 35 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
31450

MLS ID:
A2174996

\$1,099,888



 **PAMMI BRAR**
 (403) 247-5178

 RE/MAX Real Estate (Mountain View)
 403-247-5178

 13, 2219 35 Avenue NE, Calgary , Alberta T2E 6W3

Transaction Type For Sale	Days On Market 505	Zoning I-G
Subdivision North Airways	Building Type Mixed Use,Retail,See Remarks,Sports and Recreation	Year Built 1977
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Industrial
Legal Plan 7910210	Building Area (Sq. Ft.) 4767.02	Building Area (Sq. M.) 442.87
Footprint (Sq. Ft.) 4022	Lot Features Landscaped,Low Maintenance Landscape,Near Golf Course,Near Public Transit,Near Shopping Center,Paved,Private,See Remarks	Access to Property Accessible to Major Traffic Route,Airport Nearby,Direct Access,Indirect Access,Major Shopping Nearby,Private,Public Transportation Nearby,See Remarks,Visual Exposure
Inclusions n/a	Restrictions None Known	Reports None

Priced below market value! spacious Industrial warehouse, 32" wide x 128" deep, 10" wide and 14" high drive-in door, 24" clear height ceiling, Reception area plus 2 offices, 2 half bathrooms one operational and 2nd one used as a storage, plus 744" mezzanine floor, Lots of parking around. huge green space on the front of the building. Ideal location close to Deer Foot Trail, Barlow Trail and Airport. Very good place for kitchen cabinet making, Martial arts, Food, Laundry services etc. Currently used by Calgary Limousine Company. PLEASE NOTE ANY KIND OF AUTO REPAIR BUSINESS WILL BE NOT ALLOWED BY THE CONDO BOARD. Call your favorite realtor now.

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