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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



- A PAMMI BRAR
- **2** (403) 247-5178
- RE/MAX Real Estate (Mountain View)
- **403-247-5178**

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

Transaction TypeDays On MarketZoningFor Sale383I-G

Subdivision
North Airways

Building Type
Mixed Use,Retail,See Remarks,Sports and Recreation

Year Built

Structure TypeProperty TypeProperty Sub TypeMixed UseCommercialIndustrial

 Legal Plan
 Building Area (Sq. Ft.)
 Building Area (Sq. M.)

 7910210
 4767.02
 442.87

Lot Features

Landscaped,Low Maintenance

Access to Property

Accessible to Major Traffic Route,Airport

Footprint (Sq. Ft.)

4022

Landscape,Near Golf Course,Near
Public Transit,Near Shopping
Center,Paved,Private,See Remarks

Nearby,Direct Access,Indirect
Access,Major Shopping
Nearby,Private,Public Transportation
Nearby,See Remarks,Visual Exposure

InclusionsRestrictionsReportsn/aNone KnownNone

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 Tail, 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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