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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**

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 444	<b>Zoning</b> I-G
<b>Subdivision</b> North Airways	<b>Building Type</b> Mixed Use,Retail,See Remarks,Sports and Recreation	<b>Year Built</b> 1977
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 7910210	<b>Building Area (Sq. Ft.)</b> 4767.02	<b>Building Area (Sq. M.)</b> 442.87
<b>Footprint (Sq. Ft.)</b> 4022	<b>Lot Features</b> Landscaped,Low Maintenance Landscape,Near Golf Course,Near Public Transit,Near Shopping Center,Paved,Private,See Remarks	<b>Access to Property</b> Accessible to Major Traffic Route,Airport Nearby,Direct Access,Indirect Access,Major Shopping Nearby,Private,Public Transportation Nearby,See Remarks,Visual Exposure
<b>Inclusions</b> n/a	<b>Restrictions</b> None Known	<b>Reports</b> 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 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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