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## 131, 10985 38 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
31954


**MLS ID:**  
A2253966

**\$1,289,000**



 **SAM PATEL**  
 (403) 975-8233

 Royal LePage Solutions  
 403-252-5900

 131, 10985 38 Street NE, Calgary , Alberta T3N1E7

**Transaction Type**

For Sale

**Days On Market**

22

**Zoning**

DC (pre 1P2007)

**Subdivision**

Stoney 3

**Building Type**

Condo Complex

**Year Built**

2016

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

1811540

**Building Area (Sq. Ft.)**

3261.00

**Building Area (Sq. M.)**

302.95

**Inclusions**

None

**Restrictions**

See Remarks

**Reports**

None

OWNER MOVING TO BIGGER FACILITY. This is your chance to own with Concrete mezzanines drive in doors, Fully front fixtured for office or showroom and back warehouse with total of 2292 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 5 Parking spots available with 2 at the front and 3 next to back door loading doors. Almost all uses are allowed including automobiles. Size of 131: 2292 Sqft Main Level + 969 SqFt Mezzanine Level. Condo Fees: \$838.79 monthly. Bay 129 next is also available for sale.

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