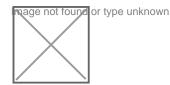


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

635 35 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 32273

MLS ID: A2260051

\$1,699,900



- **△** GAGAN JAGDEY
- **(403) 613-1984**
- Real Broker
- **855-623-6900**
- 635 35 Avenue NE, Calgary, Alberta T2E 2L2

Transaction Type Zoning Subdivision

For Sale I-E Greenview Industrial Park

Year BuiltStructure TypeProperty Type1960IndustrialCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Industrial 5942AD 5286.74

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

491.15 17039 0.39

InclusionsRestrictionsReportsN/ANone KnownTitle

0.39 ACRES!! CORNER LOT!! ZONED I-E!! 5,286.73 SQFT!! PRIME OPPORTUNITY with HUGE PARKING SPACE inside the lot — perfect for accommodating staff, clients, or equipment. Featuring 4 PRIVATE OFFICES, 3 WASHROOMS, and a bright FRONT COMMERCIAL SPACE. This property offers 2,400+ SQFT of workshop area only. Currently set up for woodworking, with equipment and layout suited for machinery use. Additional STORAGE SPACE on site ensures you have room for tools, materials, and inventory. The combination of OFFICE + WORKSHOP + PARKING makes this a rare find for businesses seeking functionality, visibility, and easy access in one package!

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