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635 35 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, 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 For Sale	Zoning I-E	Subdivision Greenview Industrial Park
Year Built 1960	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 5942AD	Building Area (Sq. Ft.) 5286.74
Building Area (Sq. M.) 491.15	Lot Size (Sq. Ft.) 17039	Lot Size (Acres) 0.39
Inclusions N/A	Restrictions None Known	Reports Title

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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