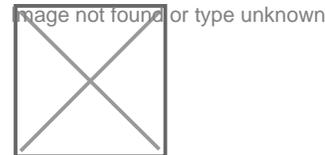


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 8 & 10, 3510 27 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
34254

**MLS ID:**  
A2290484

**\$1,900,000**



 **KELLI RODRIGUEZ**  
 (403) 909-8656

 Century 21 Bravo Realty  
 403-250-2882

 8 & 10, 3510 27 Street NE, Calgary , Alberta T1Y 5E2

<b>Transaction Type</b> For Sale	<b>Zoning</b> I-G	<b>Subdivision</b> Horizon
<b>Building Type</b> Condo Complex,Low Rise (2-4 stories),Warehouse	<b>Year Built</b> 1981	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Warehouse	<b>Legal Plan</b> 8111238
<b>Building Area (Sq. Ft.)</b> 7468.00	<b>Building Area (Sq. M.)</b> 693.79	<b>Inclusions</b> Storage Racks in Shop Area
<b>Restrictions</b> None Known,See Remarks	<b>Reports</b> None	

Prime NE Calgary Industrial Opportunity – Near Airport - Excellent opportunity to acquire two adjoining industrial condo bays at 3510 – 27 Street NE, ideally located just minutes from Calgary International Airport with quick access to Barlow Trail and major transportation routes. The property is situated in Calgary’s highly desirable Northeast industrial corridor. The space features 19-foot clear warehouse height with front loading, providing efficient functionality for warehouse, distribution, or light industrial operations. The units also include large mezzanine areas and fully developed second-floor office space, offering ample room for administrative, operational, or showroom use. A separate vestibule entrance to the office area provides additional flexibility and potential for supplementary office use. Front glazing on both levels provides excellent natural light and strong street presence. These two commercial bays must be purchased together, creating a combined footprint of 7,468 sq. ft. suitable for a variety of business uses requiring both warehouse and office space. Condominium bylaws prohibit automotive mechanic or repair shop uses. Seller requires approximately six (6) months to vacate following a firm sale agreement. An excellent opportunity for owner-users or investors seeking functional industrial space in a prime Northeast Calgary location near the airport.

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