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## 8, 3610 29 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
34998

**MLS ID:**  
A2304666

**\$560,000**



 **DAN DUONG**  
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 Century 21 Bravo Realty  
 403-250-2882

 8, 3610 29 Street NE, Calgary , Alberta T1Y 5Z7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> I-G
<b>Subdivision</b> Horizon	<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> 0815759
<b>Building Area (Sq. Ft.)</b> 1720.00	<b>Building Area (Sq. M.)</b> 159.79	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

Excellent opportunity to purchase a 1,720 SF industrial bay in Calgary's Northeast, zoned Industrial General (IG). This well-appointed unit features 18' clear ceiling height, a 12' x 10' drive-in door, and 100A Phase 3 240V electrical (TBD), making it well-suited for a wide range of industrial and commercial uses. The space includes two private offices, two washrooms, and a walk-in cooler, offering exceptional functionality for an owner-operator or investment buyer. Two assigned parking stalls are included, with ample additional parking available throughout the complex. An ideal acquisition for a business owner looking to operate from their own premises or an investor seeking a quality income-producing asset. All tours by appointment only

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