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## 129, 10985 38 STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
35349


**MLS ID:**  
A2313183

**\$899,000**



 **SAM PATEL**  
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 Royal LePage Solutions  
 403-252-5900

 129, 10985 38 Street NE, Calgary , Alberta T3N1E7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> DC (pre 1P2007)
<b>Subdivision</b> Stoney 3	<b>Building Type</b> Condo Complex	<b>Year Built</b> 2016
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 1811540	<b>Building Area (Sq. Ft.)</b> 2566.00	<b>Building Area (Sq. M.)</b> 238.39
<b>Parking</b> 2	<b>Inclusions</b> None	<b>Restrictions</b> See Remarks
<b>Reports</b> None		

Automotive use allowed. This is your chance to own bay with Concrete mezzanines, drive in door, Fully front fixtured for office or showroom and back warehouse with total of 2566 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 4 Parking spots available with 2 at the front and 2 next to back door loading doors. Almost all uses are allowed including automobiles. Size of unit 129: 1833 Sqft Main Leval + 733 SQFT mezzanine level (Some added revenue for mezzanine office of 129 is rented for \$1500 Per month. ) Condo Fees: \$673.24 monthly. Can be leased to own as well..!!

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