

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.

13, 2219 35 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta



Listing ID:
35642


MLS ID:
A2318858

\$1,099,900



 **RICKY DHALIWAL**
 (403) 805-8711

 Royal LePage METRO
 403-400-0000

 13, 2219 35 Avenue NE, Calgary , Alberta T2E6W3

Transaction Type For Sale	Title Fee Simple	Zoning I-G
Subdivision North Airways	Building Type Commercial Mix,Mixed Use,Retail,See Remarks,Sports and Recreation,Warehouse	Year Built 1977
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 7910210	Building Area (Sq. Ft.) 4767.02	Building Area (Sq. M.) 442.87
Footprint (Sq. Ft.) 4022	Inclusions N/A	Restrictions Condo/Strata Approval
Reports Aerial Photos		

Priced below market value! Exceptional opportunity to own a versatile industrial warehouse bay in a highly accessible NE Calgary location. This well-maintained unit features approximately 32 feet of frontage by 128 feet of depth, a 10' x 14' drive-in loading door, and an impressive 24-foot clear ceiling height, providing excellent functionality for a wide range of industrial and commercial uses. The space includes a reception area, two private offices, two washrooms (one currently configured as storage), and a 744 sq. ft. mezzanine for additional office, storage, or operational space. Ample on-site and surrounding parking is available, complemented by a large green space directly in front of the building. Strategically located with convenient access to Deerfoot Trail, Barlow Trail, and Calgary International Airport, this property is ideal for manufacturing, warehousing, cabinet making, martial arts training facilities, food production (subject to approvals), laundry services, and various other permitted business uses. The property is currently occupied by a limousine company. Please note that automotive repair and related vehicle service businesses are not permitted under condominium bylaws. Contact your Realtor® today for more information or to arrange a private viewing.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.