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1223, 1229 38 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
24694


MLS ID:
A2116124

\$1,953,820



 **TIFFANY KHUU**
 (403) 399-8658

 Avenue Home Realty Inc.
 403-399-8658

 1223, 1229 38 Avenue NE, Calgary , Alberta T2E 6M2

Transaction Type

For Sale

Days On Market

44

Zoning

I-G Industrial General

Subdivision

McCall

Building Type

Condo Complex,See Remarks

Year Built

1977

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

2311551

Building Area (Sq. Ft.)

8881.00

Building Area (Sq. M.)

825.07

Roof

Tar/Gravel

Heating

Natural Gas

Lot Features

Paved,See Remarks

Commercial Amenities

Dock Loading

Access to Property

Accessible to Major Traffic Route,Front and Rear Drive access

Inclusions

N/A

Restrictions

Board Approval

Reports

Other Documents

RARE REDEVELOPMENT PURCHASE OPPORTUNITY! Located in McCall Industrial, ONLY 3 Bays left!!! Featuring 21' Ceilings & Loading Docs. New Upgrades include, 100AMP/600 VOLT, NEW Roof Top Heating /Cooling Units (RTU) in Office areas, NEW LED Lighting, NEW Overhead doors and man doors, NEW Demising walls with 2 hour fire rating, NEW Gas Fired Unit Heaters, NEW Electrical Panel in each unit, NEW Sprinkler upgrade (Units 2,3,4 & 5 Upgraded to ESFR), and NEW Paint on all interior walls. This is a New Condominium Redivision, Property Taxes to be determined, estimated at approx. \$2.50/per sq ft. Bay Sizes: 7,575 - 12,386 sq. ft. - see floor plans Typical Bay - 160'x40' footprint

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