



**GRASSROOTS**  
REALTY GROUP

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**129 & 131, 10985 38 Street NE**  
**Calgary, Alberta**

**MLS # A2236311**



**\$2,300,000**

**Division:** Stoney 3

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,827 sq.ft.

**Zoning:** DC (pre 1P2007)

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

OWNER MOVING TO BIGGER FACILITY. This is your chance to own these 2 bays with Concrete mezzanines, 2 drive in doors, Fully front fixtured for office or showroom and back warehouse with total of 5827 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 10-11 Parking spots available with 5 at the front and 6 next to back door loading doors. Almost all uses are allowed including automobiles. Bay 129 can be purchased separately. Size of unit 129: 1833 Sqft Main Level + 733 SQFT mezzanine level (Some added revenue for mezzanine office of 129 is rented for \$1500 Per month. ) Size of 131: 3261 Sqft Main Level + 969 SqFt Mezzanine Level.