



GRASSROOTS
REALTY GROUP

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635 35 Avenue NE
Calgary, Alberta

MLS # A2245291



\$1,699,900

Division: Greenview Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,287 sq.ft.

Zoning: I-E

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.39 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

0.39 ACRES!! CORNER LOT!! ZONED I-E!! 5,286.73 SQFT!! PRIME OPPORTUNITY with HUGE PARKING SPACE inside the lot — perfect for accommodating staff, clients, or equipment. Featuring 4 PRIVATE OFFICES, 3 WASHROOMS, and a bright FRONT COMMERCIAL SPACE. This property offers 2,400+ SQFT of workshop area only. Currently set up for woodworking, with equipment and layout suited for machinery use. Additional STORAGE SPACE on site ensures you have room for tools, materials, and inventory. The combination of OFFICE + WORKSHOP + PARKING makes this a rare find for businesses seeking functionality, visibility, and easy access in one package!