



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

131, 10985 38 Street NE
Calgary, Alberta

MLS # A2253966



\$1,289,000

Division: Stoney 3

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,261 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 with Concrete mezzanines drive in doors, Fully front fixtured for office or showroom and back warehouse with total of 2292 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 5 Parking spots available with 2 at the front and 3 next to back door loading doors. Almost all uses are allowed including automobiles. Size of 131: 2292 Sqft Main Level + 969 SqFt Mezzanine Level. Condo Fees: \$838.79 monthly. Bay 129 next is also available for sale.