



**MLS # A2290484**

**Calgary, Alberta**

**\$1,750,000**



**Division:** Calgary

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Twin Horizons

**Bus. Name:** -

**Size:** 8,774 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Storage Racks in Shop Area

Prime NE Calgary Industrial Opportunity &dash; Near Airport - Excellent opportunity to acquire two adjoining industrial condo bays at 3510 &dash; 27 Street NE, ideally located just minutes from Calgary International Airport with quick access to Barlow Trail and major transportation routes. The property is situated in Calgary&rsquo;s highly desirable Northeast industrial corridor. The space features 19-foot clear warehouse height with front loading, providing efficient functionality for warehouse, distribution, or light industrial operations. The units also include large mezzanine areas and fully developed second-floor office space, offering ample room for administrative, operational, or showroom use. A separate vestibule entrance to the office area provides additional flexibility and potential for supplementary office use. Front glazing on both levels provides excellent natural light and strong street presence. These two commercial bays must be purchased together, creating a combined footprint of 7,468 sq. ft. suitable for a variety of business uses requiring both warehouse and office space. Condominium bylaws prohibit automotive mechanic or repair shop uses. Seller requires approximately six (6) months to vacate following a firm sale agreement. An excellent opportunity for owner-users or investors seeking functional industrial space in a prime Northeast Calgary location near the airport. Sqft break down: Main 5869 sqft and Upper 2905 sqft includes office and mezzanine.