



8, 3610 29 Street NE
Calgary, Alberta

MLS # A2304666



\$560,000

Division:	Horizon
Type:	Warehouse
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,720 sq.ft.
Zoning:	I-G

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Excellent opportunity to purchase a 1,720 SF industrial bay in Calgary's Northeast, zoned Industrial General (IG). This well-appointed unit features 18' clear ceiling height, a 12' x 10' drive-in door, and 100A Phase 3 240V electrical (TBD), making it well-suited for a wide range of industrial and commercial uses. The space includes two private offices, two washrooms, and a walk-in cooler, offering exceptional functionality for an owner-operator or investment buyer. Two assigned parking stalls are included, with ample additional parking available throughout the complex. An ideal acquisition for a business owner looking to operate from their own premises or an investor seeking a quality income-producing asset. All tours by appointment only