



**GRASSROOTS**  
REALTY GROUP

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

1223 38 Avenue NE  
Calgary, Alberta

MLS # A2193000



**\$1,802,843**

Division:	McCall
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	8,881 sq.ft.
Zoning:	I-G

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Industrial condo bay totalling 8,881 sq.ft. with 6,360 sq.ft. on the main floor and 2,521 sq.ft. mezzanine. 10' x 10' dock loading door. 21' Ceiling in the warehouse. 4 Assigned parking stalls with 19 visitor parking stalls on site. 68' marshalling area. Upgraded with new RTU, LED lighting, new man and overhead door, new unit heater and electrical panel (100A/600V). Condo Fees: \$1.25/sq.ft. (est. 2025).