

**129, 10985 38 Street NE**  
**Calgary, Alberta**

**MLS # A2253959**



**\$989,000**

**Division:** Stoney 3

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 27,620 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 bay with Concrete mezzanines, drive in door, Fully front fixtured for office or showroom and back warehouse with total of 2566 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 4 Parking spots available with 2 at the front and 2 next to back door loading doors. Almost all uses are allowed including automobiles. Size of unit 129: 1833 Sqft Main Level + 733 SQFT mezzanine level (Some added revenue for mezzanine office of 129 is rented for \$1500 Per month. ) Condo Fees: \$673.24 monthly. Next Bay 131 is also for sale. Listing # A2253966