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1219 38 Avenue NE Calgary, Alberta

MLS # A2192943



\$1,857,600

McCall

Lot Size:

Lot Feat:

Division:

Type: Industrial **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 12,384 sq.ft. Zoning: I-G Addl. Cost: **Based on Year: Utilities:** Parking:

Inclusions: N/A

Heating: Floors:

Roof:

Exterior:

Water:

Sewer:

Industrial condo bay totalling 12,384 sq.ft. with 6,431 sq.ft. on the main floor and 5,953 sq.ft. on the second floor. Ceiling Height of 8'. 10' x 10' Dock loading door. 68' Marshalling area. 8 assigned parking stalls, 19 visitor parking stalls on site. Unit has new RTU, LED lighting, new man and overhead doors, new unit heater, and new electrical panel (100A/600V).