



11450 29 Street Calgary Alberta

\$16

Great Condo Bay with Ample power, great location in Douglasglen. Perfect for Car garage or auto shop use. Total Area of 4,300 Sq.ft. Warehouse area is 3,000 sq.ft. & office is 1,000 SF, 22' Ceiling, zoned IC. Eight O/H doors, allowing multiple repairs simultaneously. Secure & fenced yard with drive-thru gates at both ends, plus a large parking lot, making it easy for customers to access. CAM Cost includes: Insurance: \$936 per year, Condo fee: \$1842.4 from Jan 2024, Property tax: \$2350 per month. Excellent opportunity for any auto enthusiast looking to start their own business. Situated in a prime location, close to major highways and public transportation. Well-maintained and secure, with 24-hour security monitoring. This ensures that your business is safe and secure at all times. The site is close to the future LRT station. (id:6769)

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773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net