



## 3505 32 Street Calgary Alberta

\$799,900

This IG commercial Condo bay is the perfect opportunity for a business owner or an investor. 3 assigned storefront parking stalls, plus a few more parking at the rear. A 13'5" height x 11'9" width drive-through door. The ceiling in the warehouse area is 22'11". The features in the warehouse area are: large kitchen & spacious 2 pcs washroom. In the front portion of the property, you will find there are 2 offices, a print shop, a working station & showroom area. Great location as it is a block north of the busy 32nd Ave NE. Easy access onto Deerfoot Tr. Close to Peter Lougheed Hospital. The seller also selling their long-established Signage business & equipment for \$250,000 & the lease is \$18/sf plus operating costs. Whichever comes first at this location. (id:6769)

Listing Presented By:



Originally Listed by:  
CIR REALTY



CIR

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