



## 1217 38 Avenue Calgary Alberta

\$1,682,982

RARE REDEVELOPMENT PURCHASE OPPORTUNITY! Located in McCall Industrial, Multiple Bays available ranging between 7,575 - 12,386 Sq Ft with 21' Ceilings & Loading Docs. New Upgrades include, 100AMP/600 VOLT, NEW Roof Top Heating /Cooling Units (RTU) in Office areas, NEW LED Lighting, NEW Overhead doors and man doors, NEW Demising walls with 2 hour fire rating, NEW Gas Fired Unit Heaters, NEW Electrical Panel in each unit, NEW Sprinkler upgrade (Units 2,3,4 & 5 Upgraded to ESFR), and NEW Paint on all interior walls. This is a New Condominium Redivision, Property Taxes to be determined, estimated at approx. \$2.50/per sq ft. Bay Sizes: 7,575 - 12,386 sq. ft. - see floor plans Typical Bay - 160'x40' footprint (id:6769)

Listing Presented By:



Originally Listed by:  
AVENUE HOME REALTY INC.



**Real Estate Professionals Inc.**

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