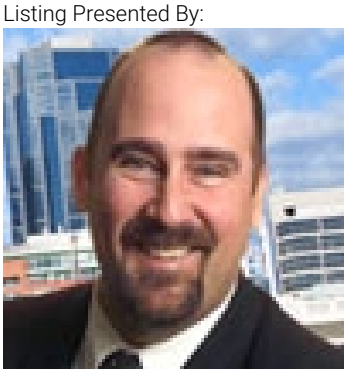


11124 36 Street Calgary Alberta

$660,000

Prime commercial condo located in the highly sought-after Jacksonport area of Northeast Calgary. This unit features Direct Control (DC) zoning, offering flexibility for a variety of permitted business uses. The plaza benefits from excellent exposure and convenient access from Country Hills Boulevard NE and 36 Street NE.This fully built-out, move-in-ready unit offers approximately 1,486 sq. ft. on the main floor plus 795 sq. ft. on the second floor, for a total of approximately 2,281 sq. ft. The main floor features a washroom, storage area, impressive high ceilings, and a rear overhead garage door, providing excellent functionality for a variety of commercial operations. Building Type / Structure: Warehouse / 1 Level and Build Quality: A2.The property is currently leased to a flooring and carpet business, offering attractive holding income for investors. Located within a thriving and fully occupied commercial complex, this unit presents an excellent opportunity for investors or owner-users seeking to establish or expand their presence in one of Northeast Calgary's rapidly growing commercial corridors.Please do not disturb the tenant or employees. Sale includes the condominium unit only; the business is not included in the sale. (id:6769)

Listing Presented By:



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RE/MAX Realty Professionals

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