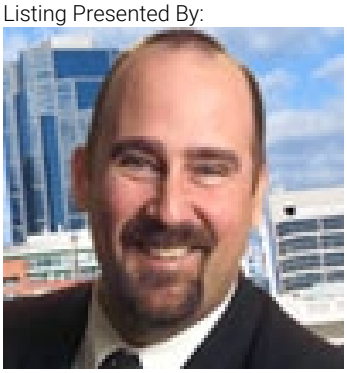


2219 35 Avenue Calgary Alberta

$1,049,900

** Reduced $50,000** Exceptional opportunity to own a versatile industrial warehouse bay in a highly accessible NE Calgary location. This well-maintained unit features approximately 32 feet of frontage by 128 feet of depth, a 10' x 16' drive-in loading door, and an impressive 24-foot clear ceiling height, providing excellent functionality for a wide range of industrial and commercial uses. The space includes a reception area, two private offices, two washrooms (one currently configured as storage), and a 744 sq. ft. mezzanine for additional office, storage, or operational space. Ample on-site and surrounding parking is available, complemented by a large green space directly in front of the building. Strategically located with convenient access to Deerfoot Trail, Barlow Trail, and Calgary International Airport, this property is ideal for manufacturing, warehousing, cabinet making, martial arts training facilities, food production (subject to approvals), laundry services, and various other permitted business uses. The property is currently occupied by a limousine company. Please note that automotive repair and related vehicle service businesses are not permitted under condominium bylaws. Contact your Realtor(R) today for more information or to arrange a private viewing. (id:6769)

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