

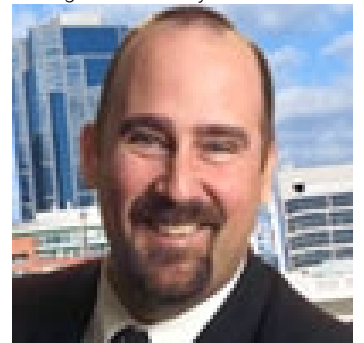


## 2235 30 Avenue Calgary Alberta

\$479,000

RARE opportunity to move in and own this fabulous commercial bay with just under 2500 square feet of space on two levels. PARKING: 3 assigned at front and 1 at the back of the building. The mezzanine has 3 offices, kitchenette area and bathroom. The main level has a 12' garage door with man door at back, retail access at front, laundry, bathroom and boardroom/office/storage/retail. Current use; Auto Body Shop and Offices Main & Upstairs. Prior use: Printing Shop. Equipment includes 2 Double Post Car/Truck Lifts (Commercial Hoists), 1500 Liter Waste Oil Container, Air Exchange System, Washing Machine and Industrial Laundry Sink for convenience. Total of 4 offices and 2 bathrooms. You could sub-lease the 3 spacious offices upstairs for extra income. This commercial bay can also be used for retail space, printing shop, accounting, administration, warehouse, etc. Check out the photos and book to see it today. (id:6769)

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

**RE/MAX Realty Professionals**

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