

635 35 Avenue NE
Calgary, Alberta

MLS # A2260051



\$1,699,900

Division: Greenvue Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,287 sq.ft.

Zoning: I-E

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.39 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

0.39 ACRES!! CORNER LOT!! ZONED I-E!! 5,286.73 SQFT!! PRIME OPPORTUNITY with HUGE PARKING SPACE inside the lot — perfect for accommodating staff, clients, or equipment. Featuring 4 PRIVATE OFFICES, 3 WASHROOMS, and a bright FRONT COMMERCIAL SPACE. This property offers 2,400+ SQFT of workshop area only. Additional STORAGE SPACE on site ensures you have room for tools, materials, and inventory. The combination of OFFICE + WORKSHOP + PARKING makes this a rare find for businesses seeking functionality, visibility, and easy access in one package!