

1215 38 Avenue NE
Calgary, Alberta

MLS # A2192937



\$1,618,735

Division:	McCall
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	7,529 sq.ft.
Zoning:	I-G

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Industrial condo bay totalling 7,529 sq.ft. with 6,318 sq.ft. on the main floor and 1,211 sq.ft. of mezzanine. Sprinkler upgrade to ESFR. 10' x 10' Dock loading door. 21' Ceiling in Warehouse. 5 assigned parking stalls with 19 visit stalls on site. 68' marshalling area. Upgraded with new RTUs, new LED lighting, new man and overhead doors, new unit heaters and new electrical panels (100A/600V). Condo fees: \$1.25/sq.ft. (est. 2025).