

**1219 38 Avenue NE**  
**Calgary, Alberta**

**MLS # A2192943**



**\$1,857,600**

|                    |               |
|--------------------|---------------|
| <b>Division:</b>   | McCall        |
| <b>Type:</b>       | Industrial    |
| <b>Bus. Type:</b>  | -             |
| <b>Sale/Lease:</b> | For Sale      |
| <b>Bldg. Name:</b> | -             |
| <b>Bus. Name:</b>  | -             |
| <b>Size:</b>       | 12,384 sq.ft. |
| <b>Zoning:</b>     | I-G           |

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

Industrial condo bay totalling 12,384 sq.ft. with 6,431 sq.ft. on the main floor and 5,953 sq.ft. on the second floor. Ceiling Height of 8'. 10' x 10' Dock loading door. 68' Marshalling area. 8 assigned parking stalls, 19 visitor parking stalls on site. Unit has new RTU, LED lighting, new man and overhead doors, new unit heater, and new electrical panel (100A/600V).