

# \$1,099,888 - 13, 2219 35 Avenue Ne, Calgary

MLS® #A2174996

**\$1,099,888**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

North Airways, Calgary, Alberta

Priced below market value! spacious Industrial warehouse, 32" wide x 128" deep, 10" wide and 14" high drive-in door, 24" clear height ceiling, Reception area plus 2 offices, 2 half bathrooms one operational and 2nd one used as a storage, plus 744" mezzanine floor, Lots of parking around. huge green space on the front of the building. Ideal location close to Deer Foot Trail, Barlow Trail and Airport. There are too many options to run your business such as a Car mechanic shop, Body shop, Tire Shop, Car sales or rental, warehouse, martial; arts school, and the list goes on and on. Call your favourite realtor now. Currently used by Calgary Limousine Company.

Built in 1977

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2174996    |
| Price      | \$1,099,888 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1977        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 13, 2219 35 Avenue Ne |
| Subdivision | North Airways         |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2E 6W3 |

### **Exterior**

Lot Description See Remarks, Near Golf Course, Low Maintenance Landscape, Landscaped, Near Shopping Center, Paved, Private, Near Public Transit

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2024 |
| Days on Market | 182                |
| Zoning         | I-G                |

### **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

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