

1223, 1229 38 Avenue NE  
Calgary, Alberta

MLS # A2116124



## \$1,953,820

**Division:** McCall  
**Type:** Industrial  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 8,881 sq.ft.  
**Zoning:** I-G Industrial General

**Heating:** Natural Gas  
**Floors:** -  
**Roof:** Tar/Gravel  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** N/A

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** Paved, See Remarks

**RARE REDEVELOPMENT PURCHASE OPPORTUNITY!** Located in McCall Industrial, **ONLY 3 Bays left!!!** Featuring 21' Ceilings & Loading Docs. New Upgrades include, 100AMP/600 VOLT, NEW Roof Top Heating /Cooling Units (RTU) in Office areas, NEW LED Lighting, NEW Overhead doors and man doors, NEW Demising walls with 2 hour fire rating, NEW Gas Fired Unit Heaters, NEW Electrical Panel in each unit, NEW Sprinkler upgrade (Units 2,3,4 & 5 Upgraded to ESFR), and NEW Paint on all interior walls. This is a New Condominium Redivision, Property Taxes to be determined, estimated at approx. \$2.50/per sq ft. Bay Sizes: 7,575 - 12,386 sq. ft. - see floor plans Typical Bay - 160'x40'; footprint