



GRASSROOTS
REALTY GROUP

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1247 36 Avenue NE
Calgary, Alberta

MLS # A2325553



\$3,500,000

Division: McCall

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 10,135 sq.ft.

Zoning: IG

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

1247 36 Avenue NE presents a rare opportunity to acquire all six industrial condo units as a single investment. Offered together as one complete property acquisition, this 10,135 SF portfolio combines the flexibility of individually titled condo units with the advantages of owning an entire multi-tenant industrial asset. Whether your strategy is to lease the vacant units, maximize long-term cash flow, occupy a portion of the building, or eventually sell the units individually, this property offers multiple value-creation and exit opportunities in one of Calgary's most sought-after industrial markets.