



GRASSROOTS
REALTY GROUP

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2, 3610 29 Street NE
Calgary, Alberta

MLS # A2329772



\$599,900

Division: Horizon

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,798 sq.ft.

Zoning: I-G

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Exceptional opportunity to own a well-appointed industrial condominium in the highly sought-after Horizon Industrial Park. Offering approximately 1,798 sq. ft., this functional commercial unit features a welcoming reception area, four private offices, a spacious staff kitchen, a washroom, utility room, and a versatile 985 sq. ft. warehouse/work area with a 12' x 14' drive-in loading door, providing an efficient layout for a wide range of business operations. The property is serviced with 100-amp power and is zoned I-G (Industrial & General), making it suitable for a variety of industrial and commercial uses. Strategically located in Northeast Calgary, the property offers excellent access to Barlow Trail, Deerfoot Trail, McKnight Boulevard, 16 Avenue NE, and 32 Avenue NE, ensuring outstanding connectivity throughout the city. Whether you're an owner-user or investor, this well-maintained property presents an excellent opportunity to establish or expand your business in one of Calgary's most desirable industrial locations.