# \$1,802,843 - 1223 38 Avenue Ne, Calgary

MLS® #A2193000

## \$1,802,843

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

McCall, Calgary, Alberta

Industrial condo bay totalling 8,881 sq.ft. with 6,360 sq.ft. on the main floor and 2,521 sq.ft. mezzanine. 10' x 10' dock loading door. 21' Ceiling in the warehouse. 4 Assigned parking stalls with 19 visitor parking stalls on site. 68' marshalling area. Upgraded with new RTU, LED lighting, new man and overhead door, new unit heater and electrical panel (100A/600V). Condo Fees: \$1.25/sq.ft. (est. 2025).

Built in 1977

#### **Essential Information**

MLS® # A2193000 Price \$1,802,843

Bathrooms 0.00 Acres 0.00 Year Built 1977

Type Commercial Sub-Type Industrial

Status Active

## **Community Information**

Address 1223 38 Avenue Ne

Subdivision McCall
City Calgary
County Calgary
Province Alberta
Postal Code T2E 6M2







## **Additional Information**

Date Listed February 18th, 2025

Days on Market 86

Zoning I-G

## **Listing Details**

Listing Office CMS Real Estate Ltd.

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