


Unit #12, 3510 27 Street NE  
Calgary, Alberta

MLS # A2195030



\$950,000



Division:	Horizon		
Type:	Industrial		
Bus. Type:	-		
Sale/Lease:	For Sale		
Bldg. Name:	-		
Bus. Name:	-		
Size:	3,439 sq.ft.		
Zoning:	I-G		
Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Amazing Opportunity! This 3,029 sq. ft. space, plus a 410 sq. ft. mezzanine, is in a highly sought-after location with quick access to Barlow Trail, 16th Avenue, and 32nd Avenue. The property features a 14 ft. loading door, three bathrooms, office space, and ample parking with four assigned stalls plus six visitor parking spaces. Enjoy low condo fees&mdash;only \$500 per month, which includes water, garbage collection, snow removal, lawn care, and landscaping. Great for owner-users and investors alike! Whether you're looking to establish your business or make a smart investment, this property offers excellent value and potential. Don&rsquo;t miss out on this exceptional opportunity! Contact us today for more details.