

\$479,000 - 12, 2235 30 Avenue Ne, Calgary

MLS® #A2148969

\$479,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

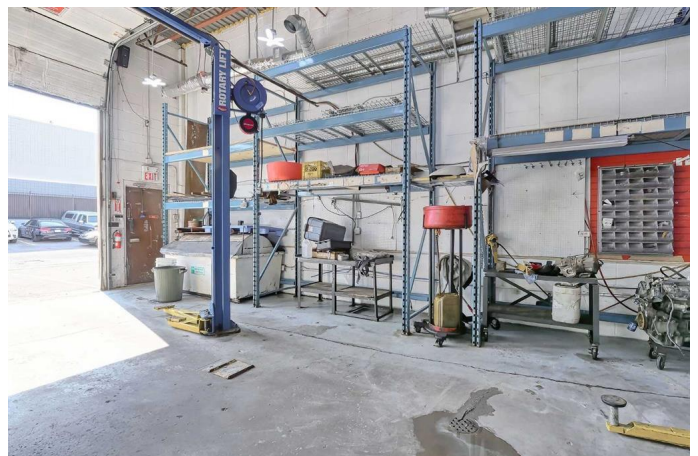
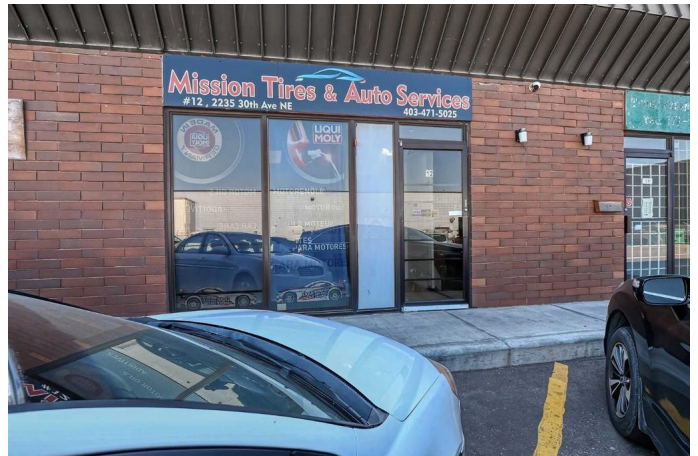
South Airways, Calgary, Alberta

RARE opportunity to move in and own this fabulous commercial bay with just under 2500 square feet of space on two levels. PARKING: 3 assigned at front and 1 at the back of the building. The mezzanine has 3 offices, kitchenette area and bathroom. The main level has a 12' garage door with man door at back, retail access at front, laundry, bathroom and boardroom/office/storage/retail. Current use; Auto Body Shop and Offices Main & Upstairs. Prior use: Printing Shop. Equipment includes 2 Double Post Car/Truck Lifts (Commercial Hoists), 1500 Liter Waste Oil Container, Air Exchange System, Washing Machine and Industrial Laundry Sink for convenience. Total of 4 offices and 2 bathrooms. You could sub-lease the 3 spacious offices upstairs for extra income. This commercial bay can also be used for retail space, printing shop, accounting, administration, warehouse, etc. Check out the photos and book to see it today.

Built in 1979

Essential Information

MLS® #	A2148969
Price	\$479,000
Sold Price	\$480,000
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial



Sub-Type	Mixed Use
Status	Sold

Community Information

Address	12, 2235 30 Avenue Ne
Subdivision	South Airways
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7C7

Amenities

Parking Spaces	4
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Interior

Heating	Forced Air, Natural Gas
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Exterior

Roof	Tar/Gravel
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2024
Date Sold	August 15th, 2024
Days on Market	31
Zoning	I-G
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Canyon Creek
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