

# \$2,300,000 - 129 & 131, 10985 38 Street Ne, Calgary

MLS® #A2236311

**\$2,300,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

**OWNER MOVING TO BIGGER FACILITY.**

This is your chance to own these 2 bays with Concrete mezzanines, 2 drive in doors, Fully front fixtured for office or showroom and back warehouse with total of 5827 Sqft of space offering for sale. DC zoning allows full flexibility for business of your own choice. Quick access to Stoney trail and Deerfoot trail. Short distance to Airport. 22 ft ceiling Clearance to warehouse. Total of 10-11 Parking spots available with 5 at the front and 6 next to back door loading doors. Almost all uses are allowed including automotives. Bay 129 can be purchased separately. Size of unit 129: 1833 Sqft Main Leval + 733 SQFT mezzanine level (Some added revenue for mezzanine office of 129 is rented for \$1500 Per month. ) Size of 131: 3261 Sqft Main Level + 969 SqFt Mezzanine Level.

Built in 2016

## Essential Information

MLS® #	A2236311
Price	\$2,300,000
Bathrooms	0.00
Acres	0.00
Year Built	2016
Type	Commercial
Sub-Type	Mixed Use
Status	Active



## Community Information

Address	129 & 131, 10985 38 Street Ne
Subdivision	Stoney 3
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N1E7

## Amenities

Parking Spaces	10
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## Additional Information

Date Listed	July 2nd, 2025
Days on Market	55
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Royal LePage Solutions
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