

ONKAR REALTY



FOR SALE

Unit 127- 10985, 38th Street NE Calgary, AB

Office, Warehouse and Automotive uses

Sale Price: \$630,000 plus GST

Comments:

- Newly Built Energy Efficient Industrial Condo Units with very low Operating Cost.
- Zoning: DC15Z-2007
- 200 amps 3-Phase Service (possible upgrade as per requirements at Extra Cost)
- Ceiling Height 22' clear, HVAC Roof top unit for Office
- 2 Parking/ 1000 sf. Available
- Long term Lease in Place
- Unit Area: Main Floor 1,660 sf. And second floor 664 sf Total : 2,324 sf
- Separate entrance to Second Floor.

Manjit Bahia
Broker | Partner
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Jasjeet (Sunny) Maan
Associate Broker | Partner
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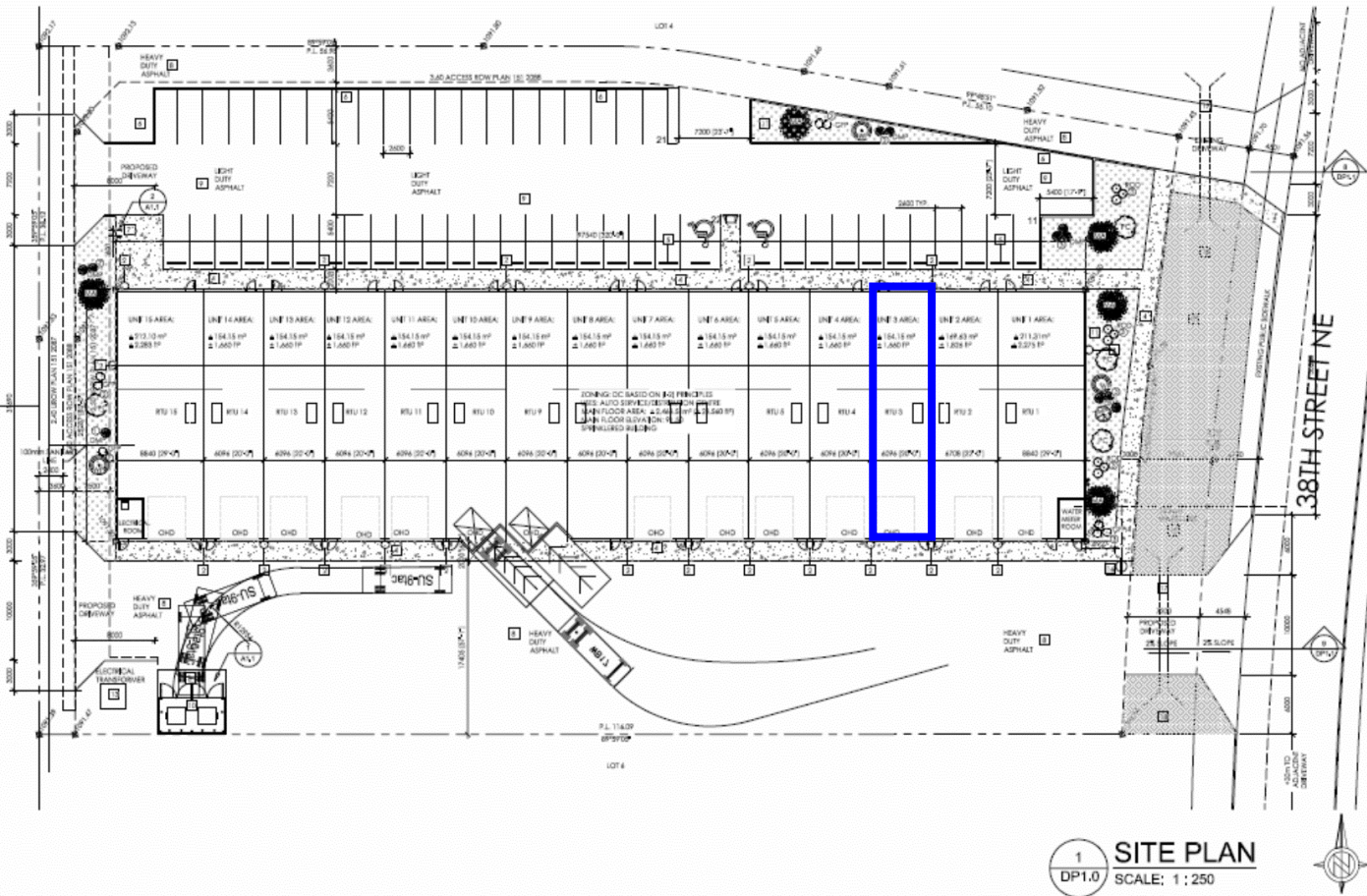
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Disclaimer: The information contained herein has been obtained through sources deemed reliable. However, we cannot warrant the complete accuracy of said information and it is thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Onkar Realty. "the Brokerage"

403 265 0277

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**Jacksonport
Landings**

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