

3,261 SF
Mixed Use Bay



BAY 131
10985 - 38 STREET NE
Calgary, AB

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Royal LePage® Solutions, Brokerage
#205, 264 Midpark Way SE, Calgary, AB T2X 1J6
Independently Owned & Operated

FOR SALE

\$1,289,000

Property Features

- Mixed use bay For Sale with total of 3,261 SF
- 2,292 SF on main level plus 969 SF concrete mezzanine
- Front fully fixtured for office or showroom and warehouse in back
- Drive-in doors and 22' ceiling clearance in warehouse
- Total of 4 parking spots available with 2 in front and 2 next to back loading doors
- DC zoning allows for flexibility for business of your choice including automotive
- Quick access to Stoney and Deerfoot Trails and short distance to airport
- Condo Fees: 838.79/mth; Taxes: \$18,652 (2025)
- **Note: Bay 129 is also for sale

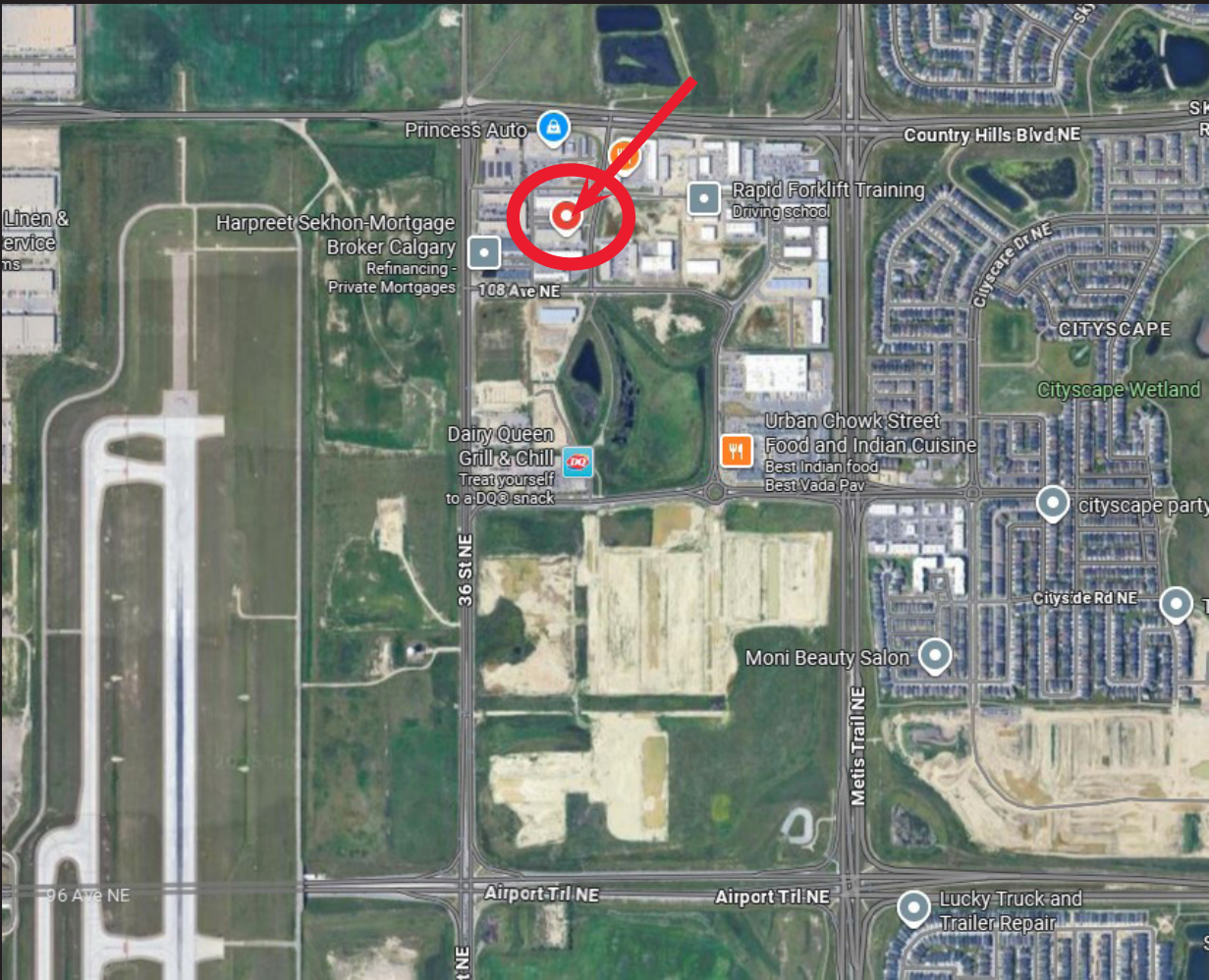


PROPERTY OVERVIEW

PROPERTY PHOTOS



AERIAL MAP



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