

**2,566 SF**  
Mixed Use Bay



**BAY 129**  
**10985 - 38 STREET NE**  
Calgary, AB

**Sam Patel**, Associate  
403-975-8233 | [sampatel@royalpage.ca](mailto:sampatel@royalpage.ca)

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

FOR SALE

# \$989,000

## Property Features

- 2,566 SF mixed use bay For Sale; Bay 131 also for sale
- 1,833 SF on main level plus 733 SF concrete mezzanine
- Bay mezzanine office is rented for 1 year @ 1,500/month Must assume lease.
- 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 \$673.24/mth; Taxes: \$13,948 (2025)



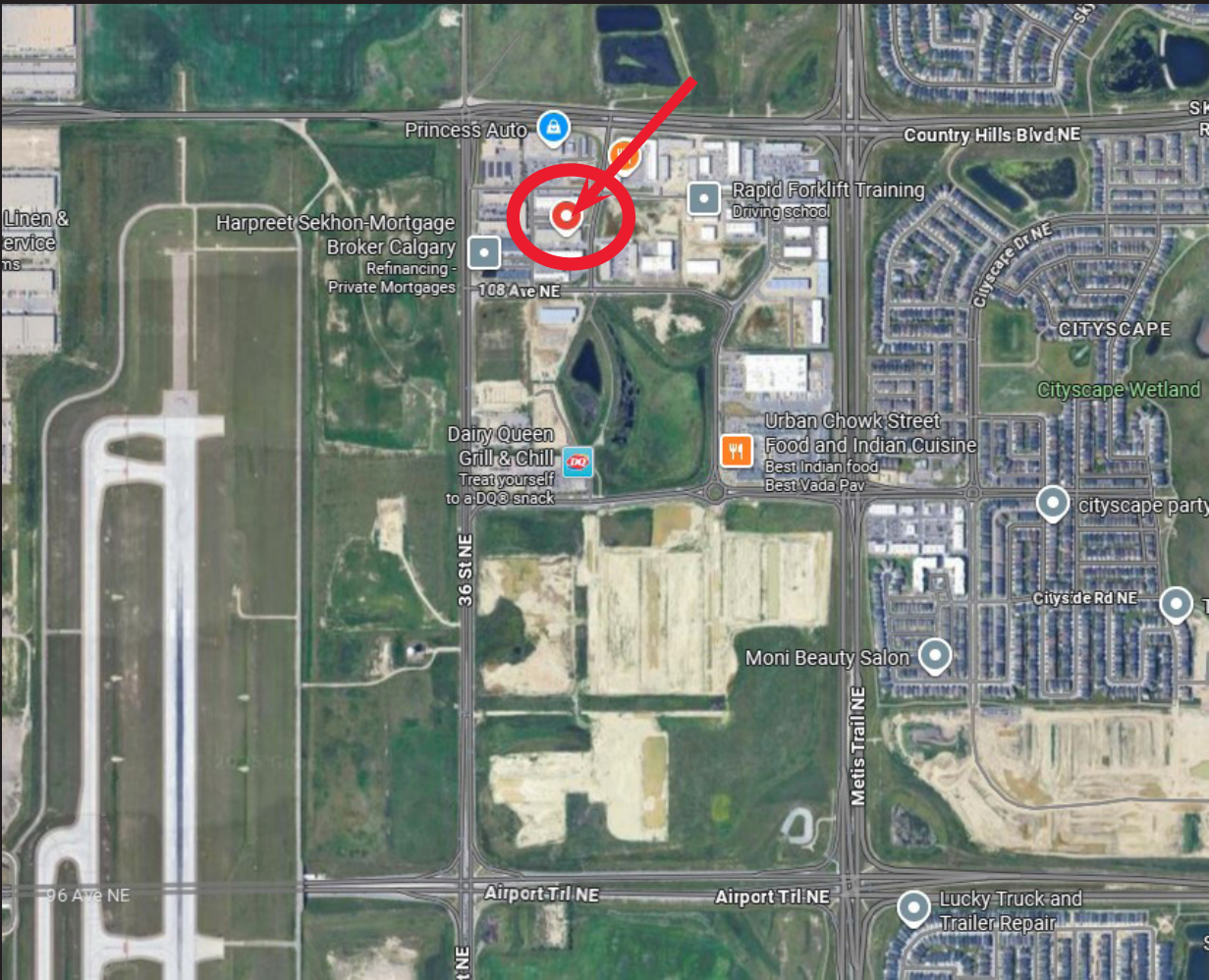
PROPERTY OVERVIEW

# PROPERTY PHOTOS





# AERIAL MAP



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