

1215, 1219 & 1223 38 Ave NE



For Sale 3 Bays Available

Typical Footprint: 160' x 40'
Zoning: I-G Industrial General
Parking: 19 Visitor stalls on site
Marshalling Area: 68'

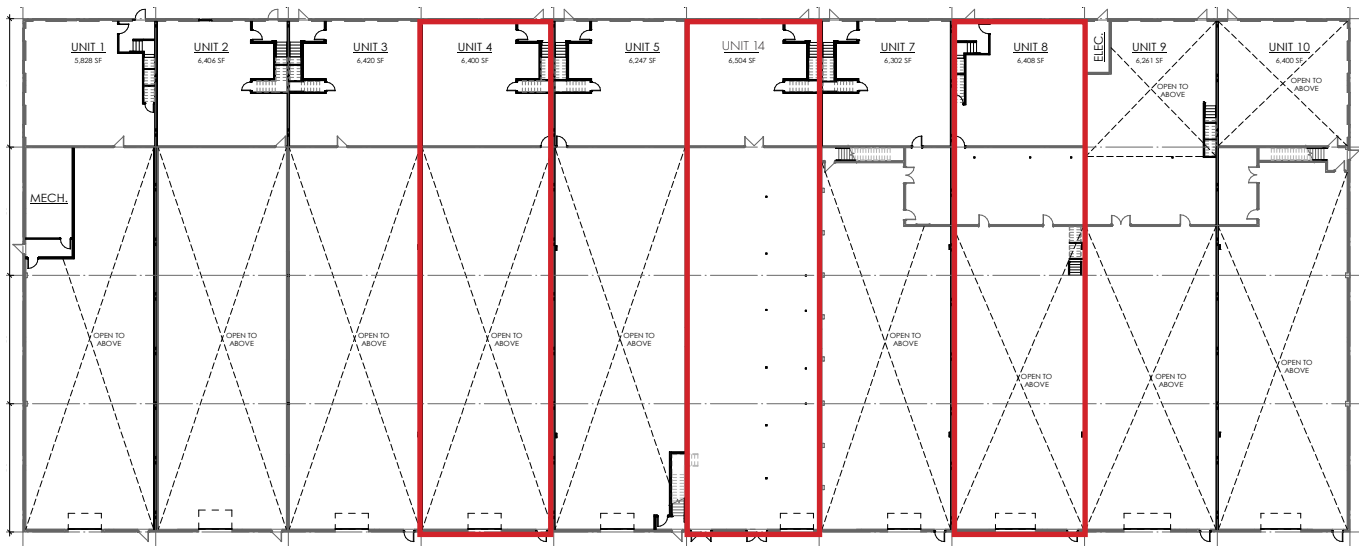
Taxes: \$33,000/year (2024)
Condo Fees: \$1.25/sq.ft. (est. 2025)

Possession: 30 days

Features:

Each unit has:

- New RTUs
- New LED lighting
- New man doors and overhead doors
- New unit heaters
- New electrical panels- 100A/600V



Mike Blayney - Associate Broker
mike@cmsrealestateltd.com
403-969-7355



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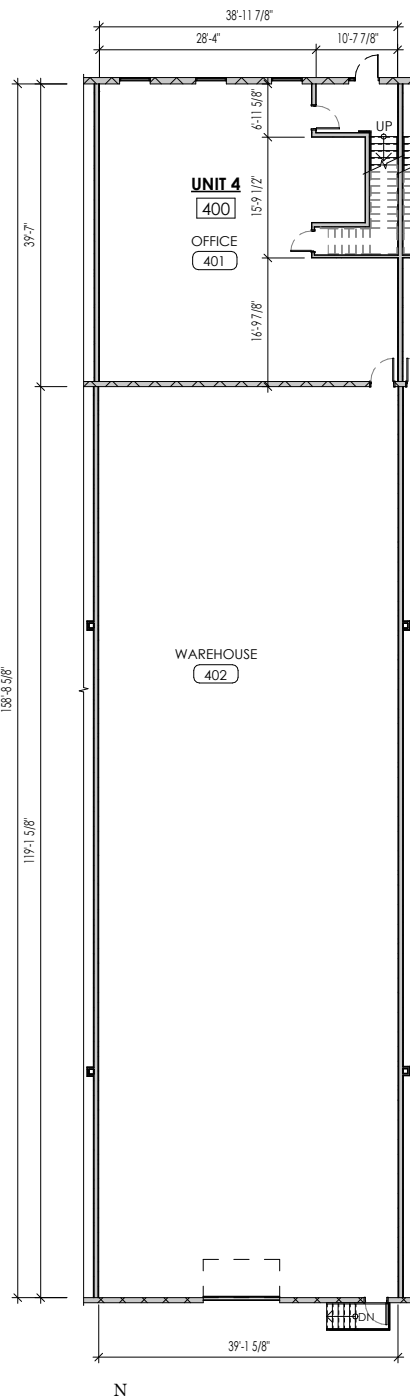
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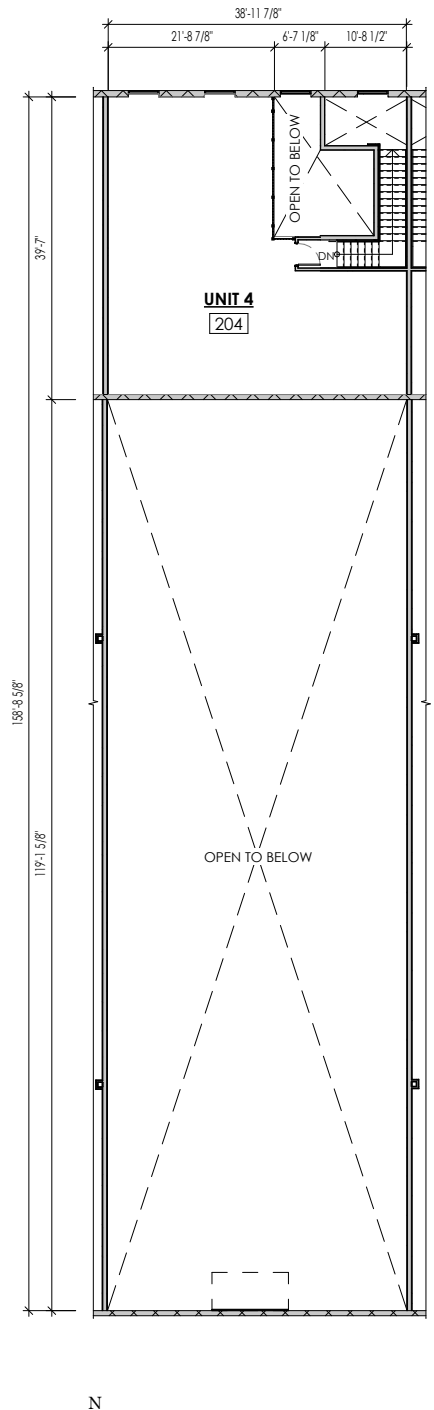
Legal Unit 4

1215 38 Ave NE

Main Floor Plan



Second Floor Plan



Total Size: 7,529 sq.ft.

Main Floor: 6,318 sq.ft.

Mezzanine: 1,211 sq.ft.

Spinkler upgrade to ESFR

Loading: 10' x 10' Dock

Parking: 5 stalls

Ceiling: 21' (warehouse)

Asking Price: \$1,694,025
(\$225/sq.ft)

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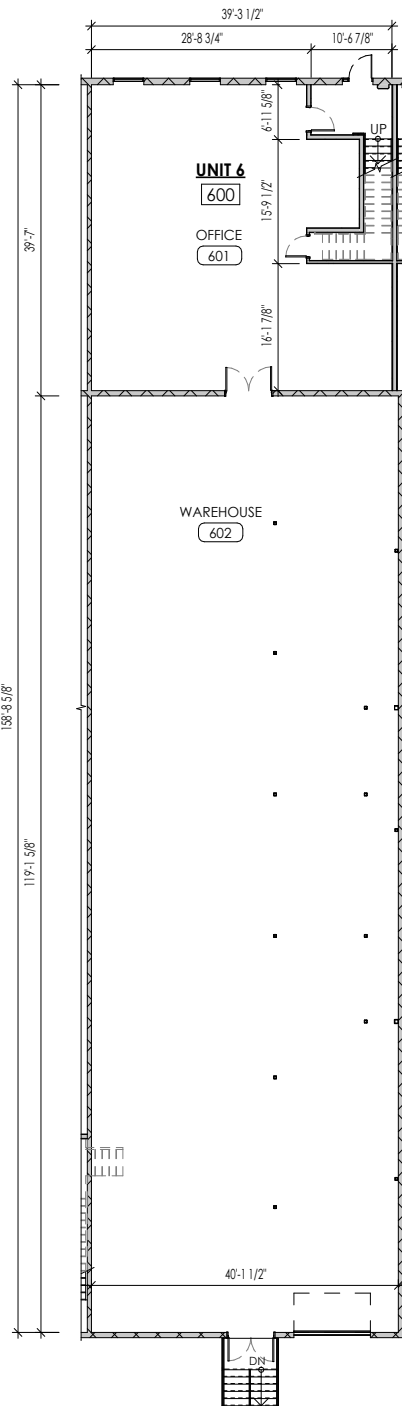
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Legal Unit 14

1219 38 Ave NE

Main Floor Plan



Total Size: 12,384 sq.ft.

Main Floor: 6,431 sq.ft.

Second Floor: 5,953 sq.ft.

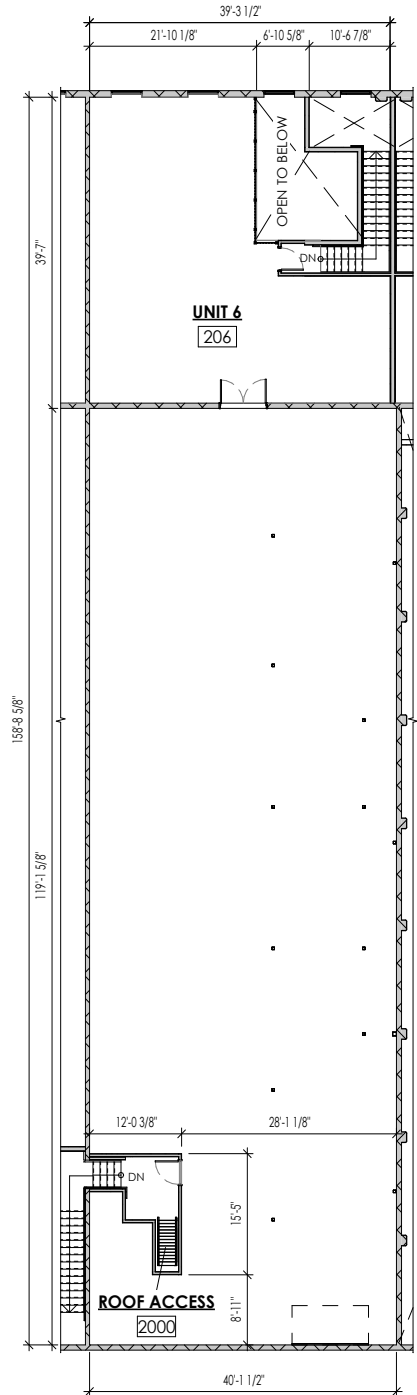
Loading: 10' x 10' Dock

Parking: 8 stalls

Ceiling: 8'

Asking Price: \$1,981,440
(\$160/sq.ft.)

Second Floor Plan



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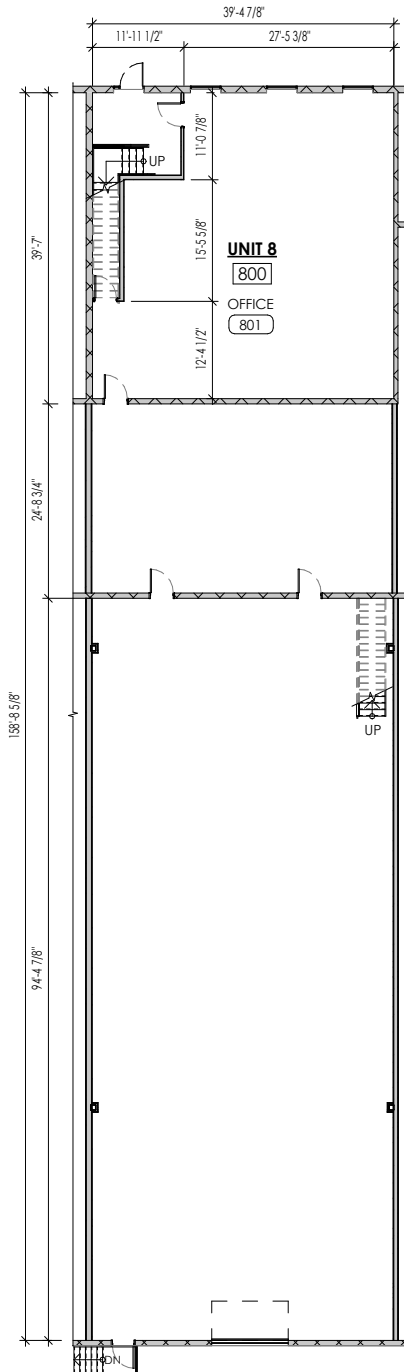
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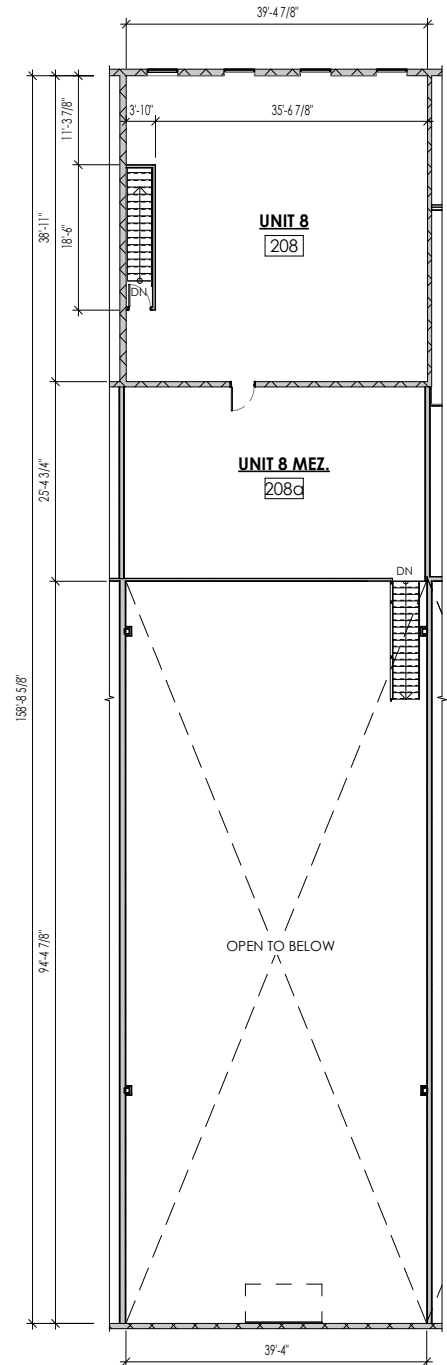
Legal Unit 8

1223 38 Ave NE

Main Floor Plan



Second Floor Plan



Total Size: 8,881 sq.ft.
Main Floor: 6,360 sq.ft.
Mezzanine: 2,521 sq.ft.

Loading: 10' x 10' Dock
Parking: 4 stalls
Ceiling: 21' (warehouse)

Asking Price: \$1,891,653
(\$213/sq.ft.)

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