

# \$2,200,000 - 318 36 Avenue Ne, Calgary

MLS® #A2197342

**\$2,200,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.46 Acres

Greenview Industrial Park, Calgary, Alberta

An EXCEPTIONAL INVESTMENT PROPERTY in Greenview Industrial Park, featuring two separate concrete block, 3100+ sq. ft. buildings, situated on a .46 acre parcel (72 ft X 277 ft) with AMPLE PAVED LOADING / PARKING, separating the buildings! BUILDING #1, with frontage on 36 Avenue, has two units, approximately 1500+ sq.ft. each, with office and warehouse facilities, each with 10'™ overhead doors. BUILDING #2, facing 37 Avenue, also has two separate units, approximately 1500+ sq.ft. each, with office, boardroom and laboratory / warehouse facilities, both with 10 ft. overhead doors. POWER has been UPGRADED in Building #2 on each side to 200-amp electrical service. Cinder block brick walls were INSULATED during construction. Gross rent, excluding Owner's unit (Host Management) is \$2600 per month, tenants pay their own utilities. Owner's unit will be vacated on possession as owner is retiring. Adjoining unit is on 3 month short-term lease. Building # 2 currently has lease that expires in August 2026. The entire site could easily accommodate an addition or alteration suited to owner requirements or occupy one building and continue renting the other, making this a prime asset for any owner /investor. This property is centrally located, with easy access to Edmonton Trail, Deerfoot Trail or Centre Street. Zoning is I-R Industrial

Built in 1988



## Essential Information

MLS® #	A2197342
Price	\$2,200,000
Bathrooms	0.00
Acres	0.46
Year Built	1988
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	318 36 Avenue Ne
Subdivision	Greenview Industrial Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E2L5

## Interior

Heating	Forced Air, Natural Gas
Cooling	None

## Exterior

Lot Description	Level, Paved
Roof	Rubber
Construction	Brick, Concrete, See Remarks

## Additional Information

Date Listed	March 14th, 2025
Days on Market	49
Zoning	I-R

## Listing Details

Listing Office	MaxWell Canyon Creek
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