



FOR SALE

201 - 38th Avenue NE

Investment or Owner user Opportunity

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Building on solid advice

Building Details

Address:
201 - 38th Avenue NE

Year Built:
1979 (Renovation in 2015)

Zoning:
IE

Construction
**Reinforced Concrete and
Steel Frame, Flat Built Up Roof,
Painted Stucco Exterior**

Building Size

Main Floor: 7,296 SF

Second Floor: 7,296 SF

TOTAL 14,592 SF

NEW: Reduced Purchase Price

~~**\$2,499,000**~~ **\$2,450,000**

Tenant Lease Details

Available Upon Execution of NDA

2023 Operating Costs

\$102,182

2024 Property Taxes

\$41,125.41

Parking

**10 Surface Stalls and 17 Underground Stalls
Potential for additional surface stalls**

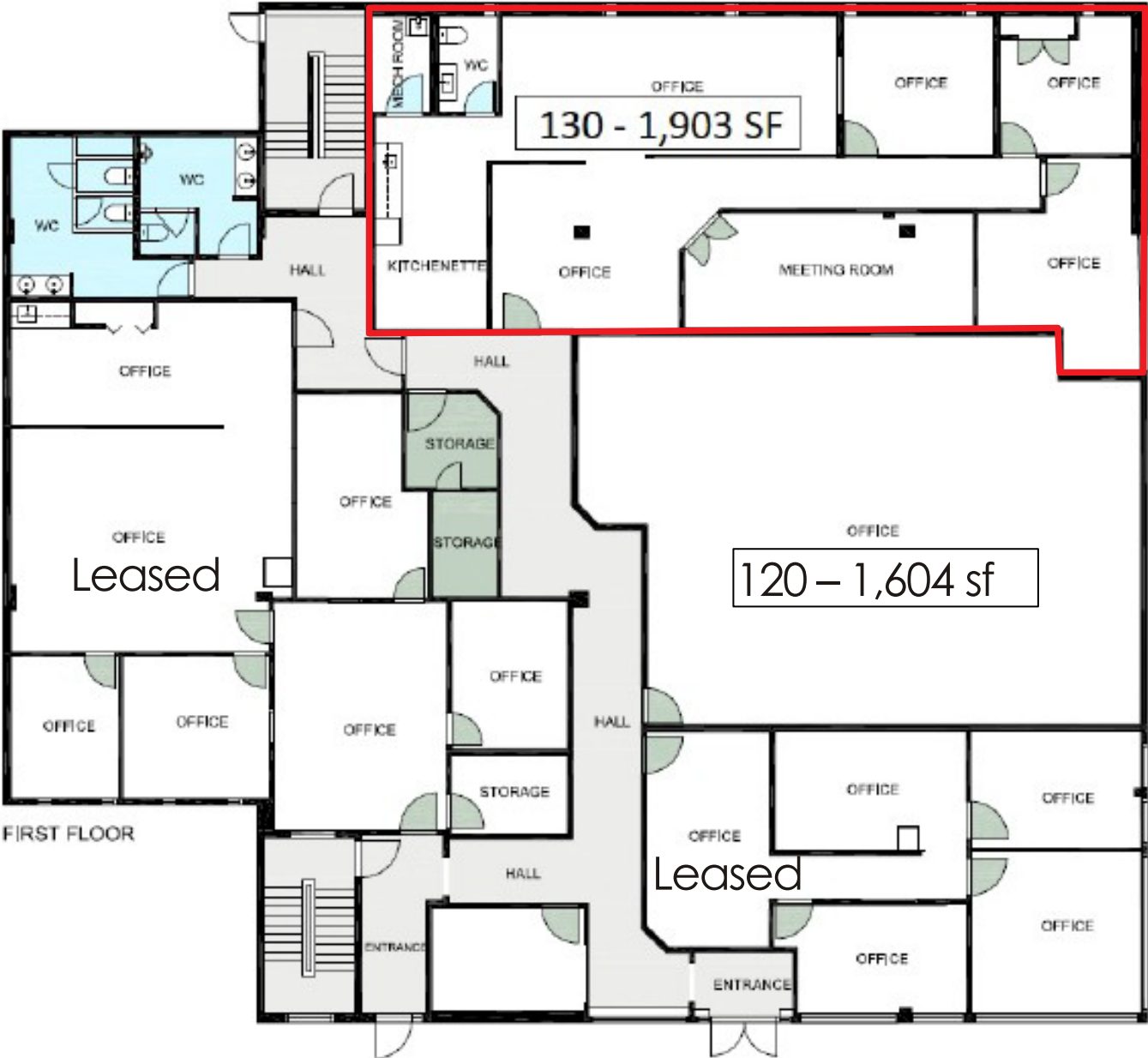
HIGHLIGHTS

- Investment or Owner User Opportunity with in place Income
Underground parkade complete with storage
- Well maintained building
Up to 5,000 sf available for owner/user
- Existing owner can vacate building or complete leaseback in available suite
- Opportunity to increase building revenues through gross up factor adjustment and adding paid underground parking

Floor Plan

Main Floor

Suite 120 (Available)
Suite 130 (Owner Occupied)



Floor Plan

Second Floor

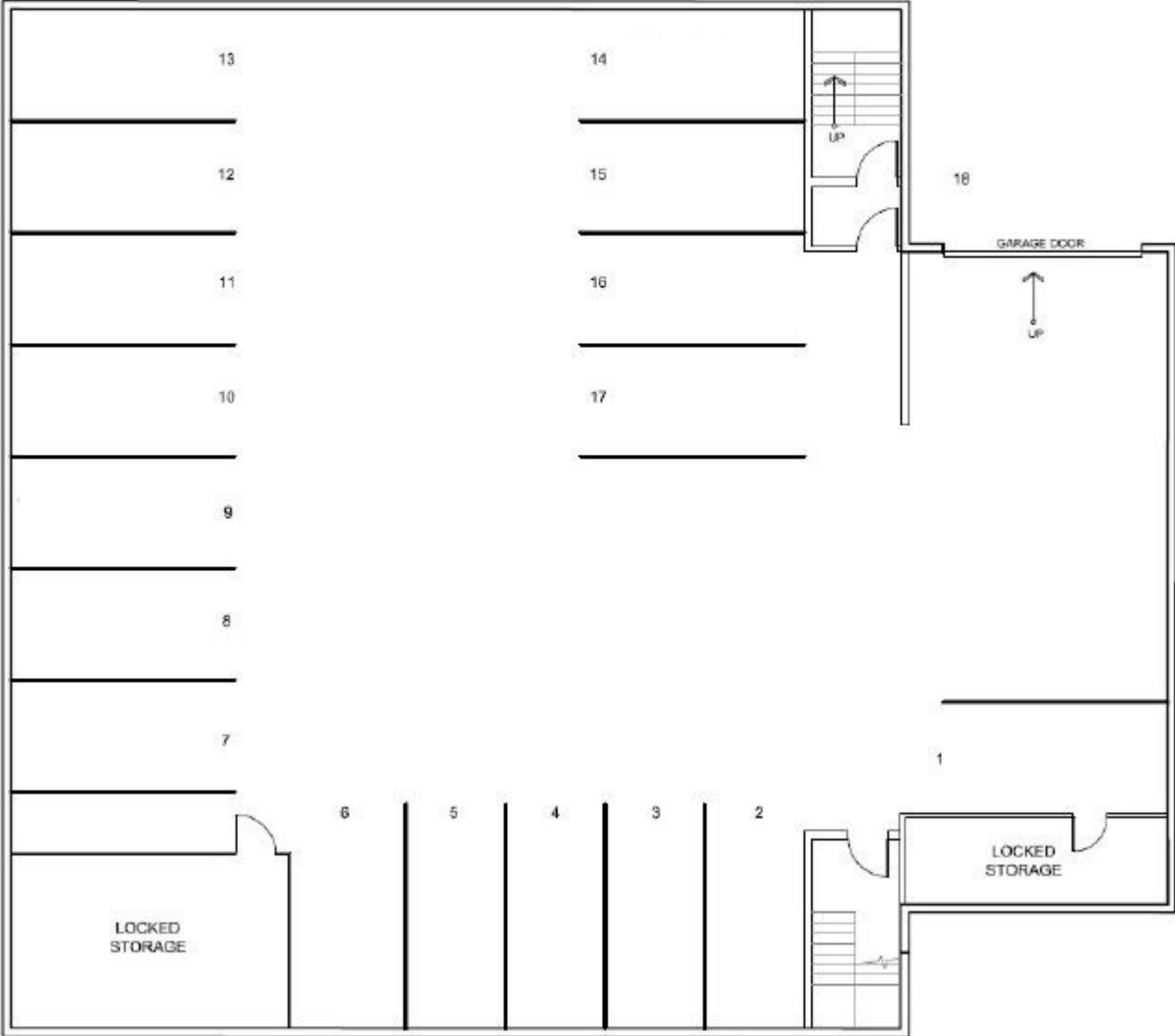


Floor Plan

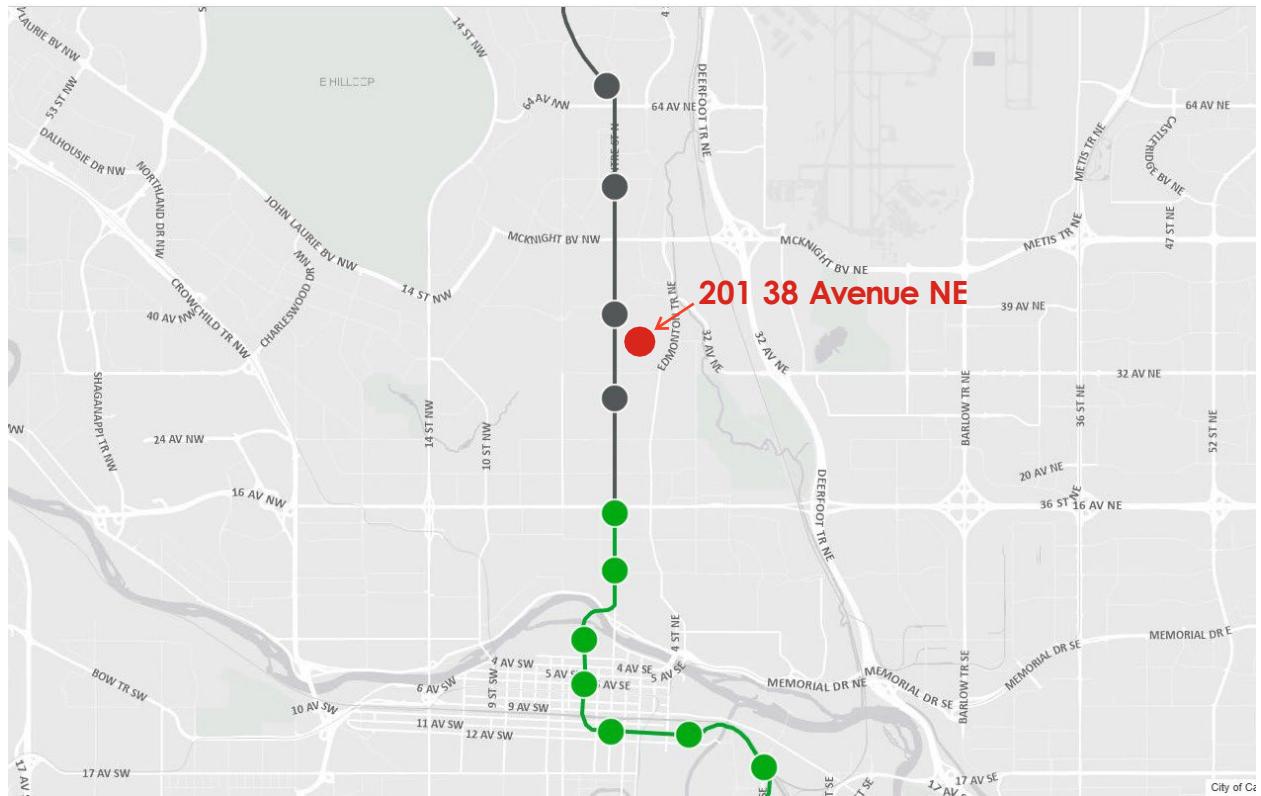
Parkade

17 Stalls and storage

Parkade: 7237.44 sf (672.38 sq. m.)



Rare IE Zoning



Permitted Uses

Catering Service - Minor;
Computer Games Facility;
Convenience Food Store;
Financial Institution;
Health Care Services;
Instructional Facility;
Office;
Print Centre;
Protective and Emergency Services;
Radio and Television Studio;
Retail and Consumer Services; and
Veterinary Clinic.

Discretionary Uses

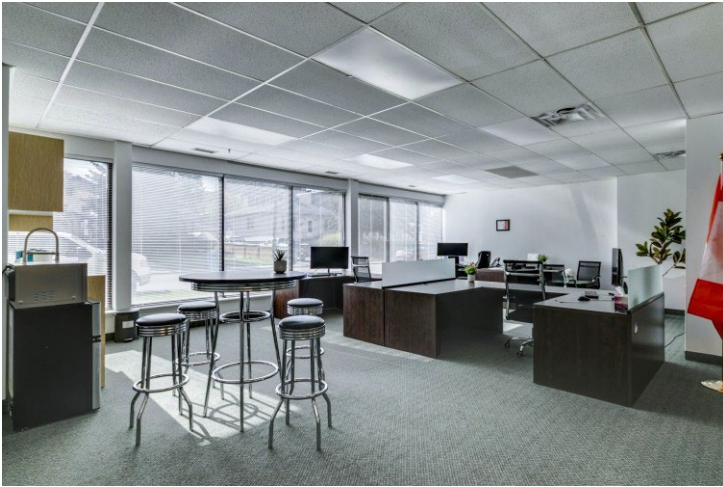
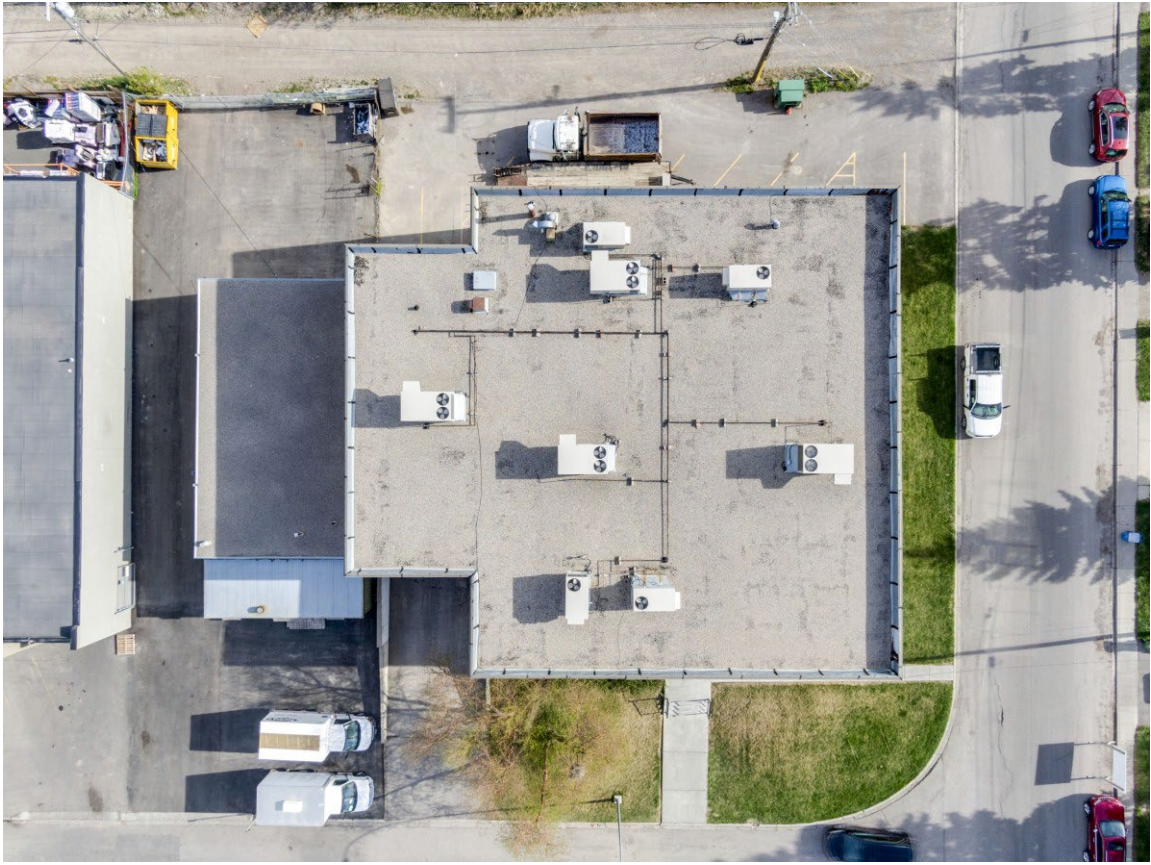
Artist's Studio;
Brewery, Winery and Distillery;
General Industrial - Light;
Place of Worship - Large.

10 Minutes to

- **Downtown Calgary**
- **Calgary International Airport**

Immediate
proximity
to future
green line







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