



#2 3610 29 Street NE Calgary, AB

FOR SALE

Highly sought-after Horizon Industrial Park

Phil Yan

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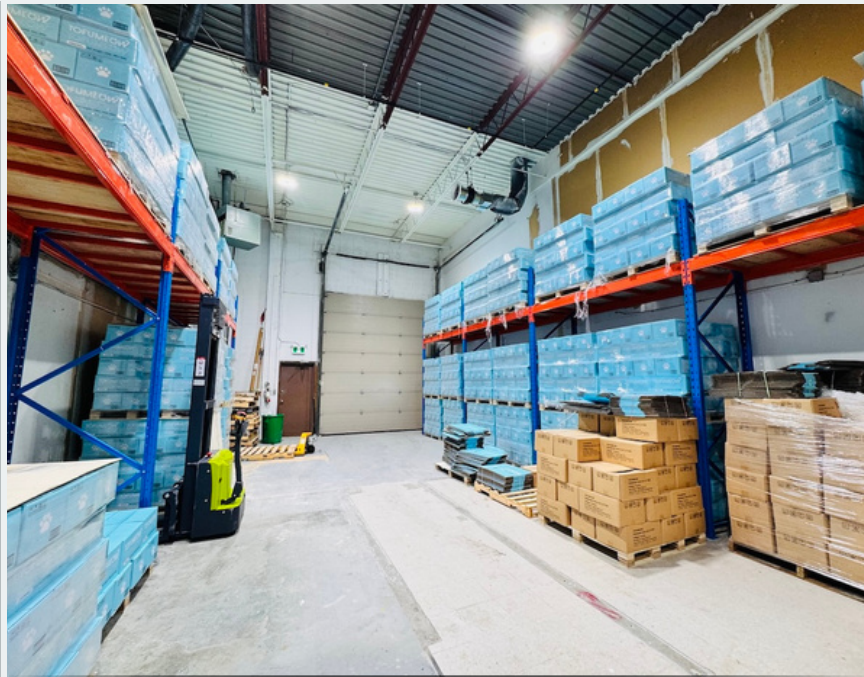
PROPERTY OVERVIEW

Exceptional opportunity to own a well-appointed industrial condominium in the highly sought-after Horizon Industrial Park. Offering approximately 1,798 sq. ft. This functional commercial unit features a welcoming reception area, three private offices, a spacious open commercial/work area of approximately 985 sq. ft., a washroom, and a utility room, providing a flexible layout suitable for a variety of business operations. The property is zoned I-G (Industrial - General).

PROPERTY DETAILS

TOTAL SIZE	1,797.52 Sq.Ft.
OFFICE AREA	812.52 Sq.Ft.
WAREHOUSE AREA	985 Sq.Ft.
LOADING	1 Drive In (12' x 14')
POWER	100 Amp
ZONING	I-G (Industrial - General)
PROPERTY TAXES	\$8,549.44 (2026)
CONDO FEES	\$580.00 / month
POSSESSION	Sep 1, 2026
LOCATION	Horizon, close to Deerfoot Tr McKnight Blvd, 16 Ave & 32 Ave.
ASKING PRICE	\$599,900

**Note - measurements are done to BOMA standards.*



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INTERIOR LAYOUT & FLOOR PLAN



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