$1,013,000 - 135, 10990 42 Street Ne, Calgary

MLS® #A2240402

$1,013,000
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

An excellent opportunity to own a versatile and well-located industrial bay in Calgaryâ€™s thriving northeast corridor. This 2,500 sq ft IG-zoned unit features clear-span warehouse space with high ceilings and a convenient drive-in overhead door, making it ideal for a variety of business usesâ€”including an auto body shop, mechanic service, or detailing business. A rare bonus in todayâ€™s market, the unit includes a 300 sq ft exterior storage area, perfect for additional inventory or equipment. There is also potential to construct a second-floor mezzanine for office or extra storage space. The unit comes with four assigned parking stalls and is located in a professionally managed complex with generous on-site parking. Positioned just off Metis Trail and Country Hills Boulevard, the property offers excellent access to major transportation routes, Calgary International Airport, and nearby commercial amenities. Whether you're an owner-user looking for a turnkey space or an investor seeking strong long-term value, this bay is a flexible and strategic choice.

Built in 2019

Essential Information

MLS® #	A2240402
Price	$1,013,000
Bathrooms	0.00

Acres	0.00
Year Built	2019
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	135, 10990 42 Street Ne
Subdivision	Stoney 3
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 1Y9

Additional Information

Date Listed	July 16th, 2025
Days on Market	125
Zoning	I-G

Listing Details

Listing Office	Century 21 Bravo Realty

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