

# \$1,699,900 - 635 35 Avenue Ne, Calgary

MLS® #A2245291

**\$1,699,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.39 Acres

Greenview Industrial Park, Calgary, Alberta

0.39 ACRES!! CORNER LOT!! ZONED I-E!!  
5,286.73 SQFT!! PRIME OPPORTUNITY with  
HUGE PARKING SPACE inside the lot –  
perfect for accommodating staff, clients, or  
equipment. Featuring 4 PRIVATE OFFICES, 3  
WASHROOMS, and a bright FRONT  
COMMERCIAL SPACE. This property offers  
2,400+ SQFT of workshop area only. Currently  
set up for woodworking, with equipment and  
layout suited for machinery use. Additional  
STORAGE SPACE on site ensures you have  
room for tools, materials, and inventory. The  
combination of OFFICE + WORKSHOP +  
PARKING makes this a rare find for  
businesses seeking functionality, visibility, and  
easy access in one package!

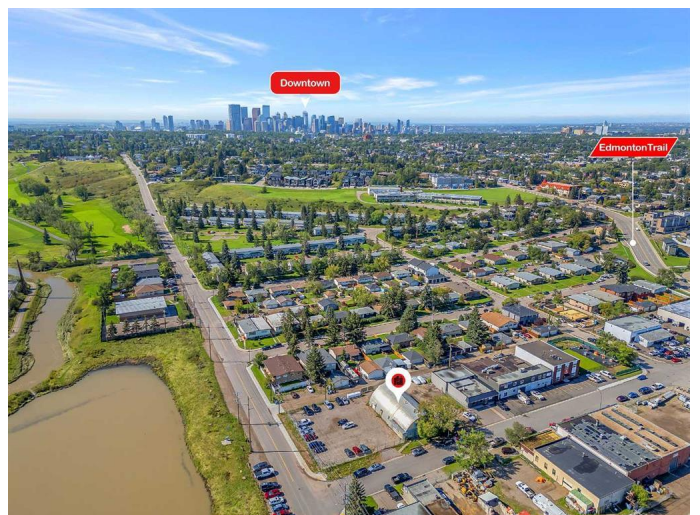
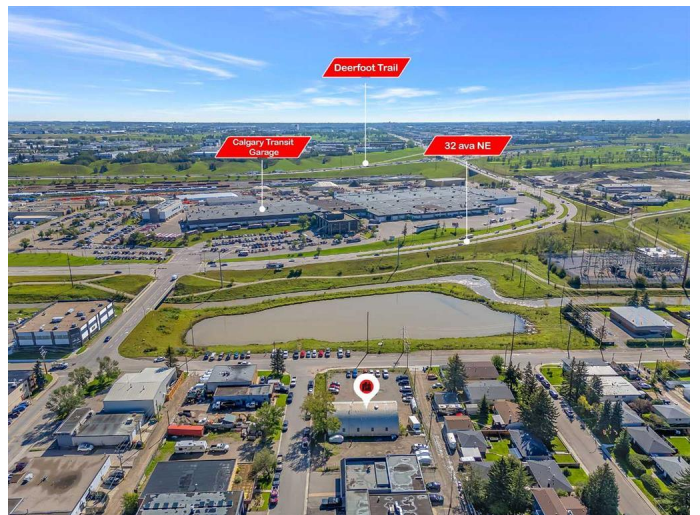
Built in 1960

## Essential Information

MLS® #	A2245291
Price	\$1,699,900
Bathrooms	0.00
Acres	0.39
Year Built	1960
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address 635 35 Avenue Ne



Subdivision	Greenview Industrial Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2L2

### **Additional Information**

Date Listed	August 14th, 2025
Days on Market	3
Zoning	I-E

### **Listing Details**

Listing Office	Real Broker
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