

**3907 - 3a Street NE, Unit 104**

**1,072 sf Warehouse for Sale**



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# 3907 – 3a Street NE, Unit 104



## Space Profile

Premises:	Warehouse: 1,072 sf
Availability:	Immediately
Sale Price:	\$349,000
Property Taxes:	\$5,584.92 (2023)
Condo Fees:	\$357.26 per month
Year Built:	2001
Zoning:	I-R (Industrial Redevelopment)
Area:	Greenview Industrial Park
Legal Description	Condo Plan 0010700, Unit 8

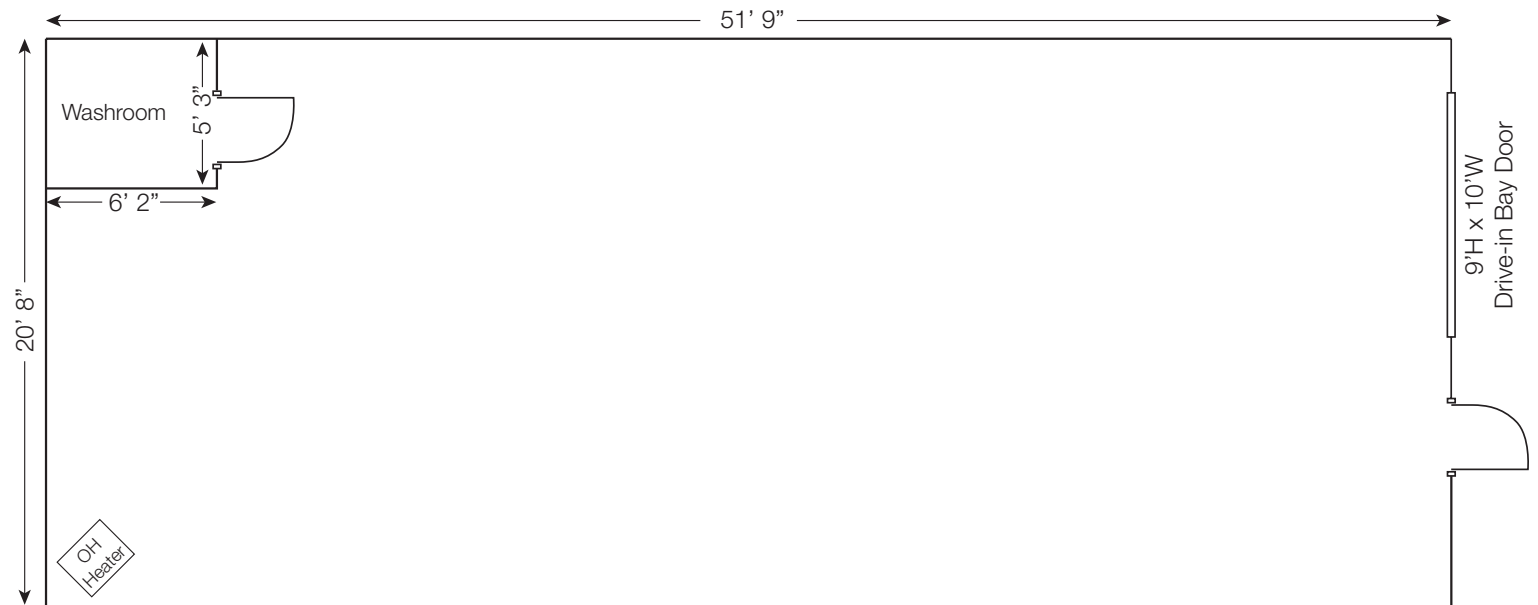
## Building Information

Parking:	Scramble
Foundation:	Concrete slab-on-grade
Construction:	Reinforced concrete and wood framing
Ceiling Height:	12'
Clear Height:	10'10"
Power:	225 amp, 120/140, 3 phase (TBV)
Warehouse Heating:	Gas fired unit heater
Water Heating:	Water heater (boiler) above washroom
Lighting:	LED
Loading:	9'W x 10'H Drive-in Door
Sprinklered:	Yes



**Unit 104**  
**1,072 sf**

Newly painted and  
refreshed warehouse  
space with drive-in door.



## 3907 - 3a Street NE, Unit 104

### Strategically Central Location in Calgary's Thriving Industrial Hub

3907 - 3a Street NE is ideally situated at the heart of Calgary's bustling industrial district. Enjoy easy access to major transportation routes, a diverse labour pool, and a wealth of nearby amenities. This prime location positions your business for growth and success in the vibrant economic landscape of Calgary.

### Nearby Amenities

1. CrossFit Pyro
2. Red Arrow Calgary North
3. Kal Tire
4. Norome Building Supply
5. Boyd Autobody & Glass
6. Franca's Italian
7. NAPA Autopro
8. Reaction Fitness
9. Subway / Fill N Go
10. Queen's Breakfast Cocktails
11. Edmonton Trail Plaza
12. CalAlta Autoglass
13. Rea's Italian Cucina



### Agent Information

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### Cresa

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