

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

MLS® #A2260051

**\$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!

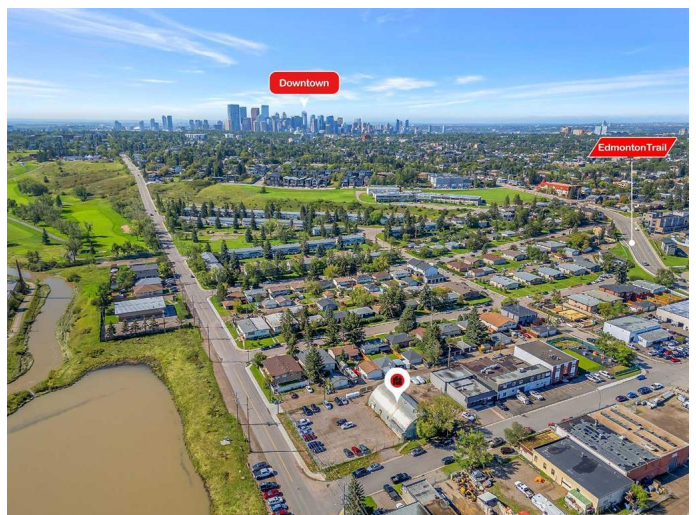
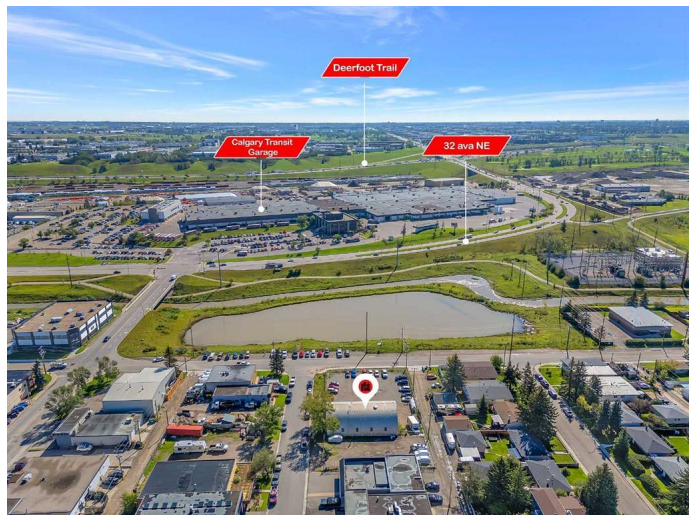
Built in 1960

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2260051    |
| 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    | September 25th, 2025 |
| Days on Market | 25                   |
| Zoning         | I-E                  |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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