

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

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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 Calgary'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 uses—including an auto body shop, mechanic service, or detailing business. A rare bonus in today'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 | 43              |
| Zoning         | I-G             |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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