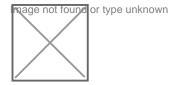


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1301 34 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 25081

MLS ID: A2126323

\$1,725,000



 $\stackrel{\circ}{-}$  MICHELLE PLACH

**2** (780) 860-8400

Honestdoor Inc.

**780-970-3269** 

1301 34 Avenue SE, Calgary , Alberta T2G 1V8

Transaction Type Days On Market Zoning

For Sale 126 I-G (Industrial General)

SubdivisionBuilding TypeYear BuiltAlyth/BonnybrookWarehouse1961

Structure Type Property Type Property Sub Type

Office Commercial Industrial

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

507JK 4780.00 444.07

InclusionsRestrictionsReportsCall seller directlyCall ListerCall Lister

Click brochure link for more details\*\* Rare, free-standing, centrally-loated warehouse with cross docking capability on 0.43 acres. Recently renovated main floor office. Additional bonus mezzanine office excluded from the rentable area. Yard storage space. High loading ratio with six (6) dock doors. Immediate access to Blackfoot Trail and Ogden Road SE. Only a ten minute drive to Downtown Calgary. This is a mere posting as defined by CREA. All details to be confirmed by the Buyer. Office: 820 SF Warehouse: 3,960 SF Total: 4,780 SF

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