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## 48, 2333 18 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
25420

**MLS ID:**  
A2134631

**\$795,000**



 **NORB PARK**  
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 Sotheby's International Realty Canada  
 403-254-5315

 48, 2333 18 Avenue NE, Calgary , Alberta T2E 8T6

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 99
<b>Zoning</b> I-C	<b>Subdivision</b> South Airways	<b>Building Type</b> Commercial Mix,Condo Complex,Low Rise (2-4 stories),Warehouse
<b>Year Built</b> 1996	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 9810658	<b>Building Area (Sq. Ft.)</b> 2853.30
<b>Building Area (Sq. M.)</b> 265.08	<b>Parking</b> 6	<b>Construction Type</b> Brick,Wood Frame
<b>Roof</b> Flat	<b>Cooling</b> Central Air	<b>Heating</b> Fan Coil,Natural Gas
<b>Access to Property</b> Airport Nearby,Direct Access,Major Shopping Nearby,Public Transportation Nearby	<b>Inclusions</b> Office Furniture	<b>Restrictions</b> Airspace Restriction,Board Approval,Lease Restriction,Restrictive Covenant,Utility Right Of Way
<b>Reports</b> Condo/Strata Bylaws,Environmental Phase 1,Environmental Phase 2,Floor Plans,Formal Lease,Title		

Excellent condo bay location near Deerfoot and 19 Street intersection in South Airways. Main floor primarily in office with approximately 600 square feet of warehouse currently with 10 foot T Bar ceiling that could be opened to a full 19 foot height and serviced by a 12x10 garage door at grade. Main floor includes, air lock vestibule, reception, three offices, kitchen area, two bathrooms, and larger work area. Upper level has two offices plus a large work area totalling 719 square feet. There is potential to develop additional office space above the warehouse. This is a well managed condominium project with strong reserve fund. Well priced for this quality and location.

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