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## UNIT 307, 3750 46 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
25786


**MLS ID:**  
A2141589

**\$1,070,000**



 **KIMBERLY KIMBALL**  
 (403) 701-0459

 RE/MAX Complete Realty  
 403-930-8555

 Unit 307, 3750 46 Avenue SE, Calgary , Alberta T2B 0L1

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 73
<b>Zoning</b> I-B	<b>Subdivision</b> Eastfield	<b>Building Type</b> Mixed Use
<b>Year Built</b> 2007	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0711408	<b>Building Area (Sq. Ft.)</b> 4946.00
<b>Building Area (Sq. M.)</b> 459.49	<b>Footprint (Sq. Ft.)</b> 3053	<b>Roof</b> Flat
<b>Foundation</b> Poured Concrete	<b>Commercial Amenities</b> Kitchen,Shower,Storefront	<b>Access to Property</b> Accessible to Major Traffic Route,Front and Rear Drive access,Paved Road,Public Transportation Nearby,Visual Exposure
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans,Other Documents,Title

Price Substantially (\$80,000) Reduced! Great Owner/User opportunity in this attractive well-maintained building with excellent exposure. Very accessible location, just off Peigan Trail with easy access to Deerfoot Trail, 52nd Street SE, and Stoney. Main floor consists of bright showroom, kitchen, washroom, and warehouse space. 2nd floor is mainly open for a training with a couple of offices and a washroom, plus there is a usable mezzanine with a large office/staffroom and an additional washroom. You will find plenty of first come first serve parking available, and the bus stops right in front of this Unit. This Unit is fully sprinklered & has a sump in the warehouse. Industrial Business (I-B ) zoning uses include but not limited to: General Light Industrail, Brewery/Distillery, Health Services, Fitness & Indoor Recreation, Printing & Sign Companies, come Retail & Consumer Services plus much more.

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