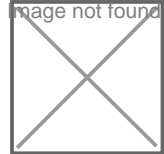


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

UNIT 307, 3750 46 AVENUE SE FOR SALE

Image not found or type unknown



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

Transaction Type For Sale	Title Fee Simple	Days On Market 73
Zoning I-B	Subdivision Eastfield	Building Type Mixed Use
Year Built 2007	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0711408	Building Area (Sq. Ft.) 4946.00
Building Area (Sq. M.) 459.49	Footprint (Sq. Ft.) 3053	Roof Flat
Foundation Poured Concrete	Commercial Amenities Kitchen,Shower,Storefront	Access to Property Accessible to Major Traffic Route,Front and Rear Drive access,Paved Road,Public Transportation Nearby,Visual Exposure
Inclusions N/A	Restrictions None Known	Reports 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 Industrial, Brewery/Distillery, Health Services, Fitness & Indoor Recreation, Printing & Sign Companies, come Retail & Consumer Services plus much more.

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