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204 41 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Calgary, Alberta

Listing ID:



26404



MLS ID:


A2155194

\$4,750,000



 **LES KISS**
 (403) 216-1600

 RE/MAX Real Estate (Central)
 403-216-1600

 204 41 Avenue NE, Calgary , Alberta T2E 2N3

Transaction Type For Sale	Days On Market 23	Zoning I-R
Subdivision Greenview Industrial Park	Building Type Free-Standing	Year Built 1967
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 3650JK	Building Area (Sq. Ft.) 11195.00	Building Area (Sq. M.) 1040.04
Lot Size (Sq. Ft.) 45854	Lot Size (Acres) 1.05	Foundation Slab
Heating Natural Gas	Inclusions NONE	Restrictions Airspace Restriction

Reports

Aerial Photos, Building Plans, Floor Plans, Site Plans, Title

GREENVIEW INDUSTRIAL DISTRICT. INDUSTRIAL BUILDING 11,195 SQ/FT ON 1.05 ACRES. ZONED I-R(INDUSTRIAL REDEVELOPMENT). CINDERBLOCK AND WOOD FRAMED ADDITION. CORNER PARCEL (4 LOTS). CEILING HEIGHT IN WAREHOUSE IS 18' TO UNDERSIDE OF THE JOISTS. A TOTAL OF 6 OVERHEAD DOORS, 2- 14 FT OVERHEAD DRIVE-IN, 1- 8 FT OVERHEAD ACCESS TO THE SHOWROOM, 1-8 FT OVERHEAD DELIVERY DOOR, 1-8 FT OVERHEAD OFF MAIN WAREHOUSE, 1-12 FT OVERHEAD DOOR FOR DRIVE-IN ACCESS TO NORTH ADDITION. THE SHOP IS 15'7 " X 39' CURRENT USE IS AUTOMOTIVE REPAIR. WELL LOCATED BUILDING WITH HIGH EXPOSURE AND BETWEEN CENTRE STREET AND EDMONTON TRAIL.

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