

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.

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.