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7615 42 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
27051


MLS ID:
A2182813

\$3,199,000



 **JASDEV DHILLON**
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 Real Broker
 855-623-6900

 7615 42 Street NE, Calgary , Alberta T3J4E7

Transaction Type For Sale	Days On Market 49	Zoning I-O
Subdivision Saddleridge Industrial	Building Type Home-Based	Year Built 1975
Structure Type Other	Property Type Commercial	Property Sub Type Industrial
Legal Plan 2474JK	Building Area (Sq. Ft.) 5709.50	Building Area (Sq. M.) 530.43
Lot Size (Sq. Ft.) 177289	Lot Size (Acres) 4.07	Construction Type Brick,Stucco,Wood Frame
Roof Asphalt Shingle	Foundation Poured Concrete	Heating Forced Air,Natural Gas
Lot Features Back Lane,Level	Commercial Amenities Compacted Yard	Inclusions N/A
Restrictions None Known	Reports RPR	

4.07 ACRES FOR SALE WITH 5700 SQFT ABOVE GRADE RENOVATED BI LEVEL HOME WITH ILLEGAL BASEMENT SUITE & ATTACHED GARAGE *** INVESTORS ALERT!!! EXCELLENT INVESTMENT OPPORTUNITY *** This is approximately a 4.07 acre parcel with 2 legal entrances on 40ST N.E & 42ND ST N.E -RECENTLY RENOVATED HOME WITH 5 BEDROOMS & 5 BATHROOMS , THIS BI LEVEL IS 5700 SQFT WHICH IS ALL ABOVE GRADE WITH A 2 BEDROOM ILLEGAL BASEMENT SUITE. located in the heart of NE Calgary's Saddleridge Industrial area on 40 St NE. It is an ideal location for Outside storage , Truckers, Developers and Investors. Quick access to Metis Trail, Barlow Trail NE, and 36 Street NE. Current Zoning is light industrial outside storage (I-O). Fully fenced & gravelled turn-key site WITH A CLEAN ENVIRONMENTAL REPORT. THE YARD IS CURRENTLY GENERATING BETWEEN \$20,000 - \$22,000 PER MONTH with revenue expected to increase in 2025, this is without the home and owner occupied space and shop. MULTIPLE SHOPS WITH MULTIPLE TENANTS IN SEPARATE SECTIONED OFF AREAS. Great Location behind the Saddleridge bottle depot, close to Calgary International Airport, Bus stop, LRT, and all other amenities. Please call for more info.

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