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## 3007 57 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
27328


**MLS ID:**  
A2187926

**\$5,900,000**



 **CHRIS SKOWRON**  
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 3007 57 Avenue SE, Calgary , Alberta T2C 0B2

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 85	<b>Zoning</b> I-G
<b>Subdivision</b> South Foothills	<b>Year Built</b> 1979	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 2007JK
<b>Building Area (Sq. Ft.)</b> 36435.00	<b>Building Area (Sq. M.)</b> 3384.89	<b>Roof</b> Flat
<b>Heating</b> Ceiling,Natural Gas	<b>Access to Property</b> On Major Traffic Route	<b>Inclusions</b> SCHEDULE TO BE PROVIDED
<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister,Environmental Phase 2	

An Exceptional Commercial Space operating as an AUTO BODY SHOP in a highly sought-after location! INCLUDES A LEASED OFFICE SPACE, 7 BAYS, LOADING DOCK & 2 CRANES! Total size of the building is 36,435 SqFt on 1.5 Acres of land with up to 21-Foot Ceiling Height. 7,300 square feet is currently leased and serves as an ideal office space. The remaining part of the building is a fully operational auto body shop, complete with a paint booth and comprehensive automotive repair facility. Opportunities like this are rare—a property that combines office space with a thriving automotive business under one roof. This unique setup offers potential for a diverse range of business ventures for Auto Body and Paint Shop, Brewery, Car Wash, Distribution Centre or Stone Cutting and Fabrication.

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