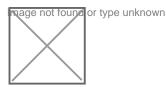


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## UNIT 307, 3750 46 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

28200

MLS ID: A2141589

\$1,070,000



**△** KIMBERLY KIMBALL

**(403)** 701-0459

RE/MAX Complete Realty

**403-930-8555** 

rPn

Unit 307, 3750 46 Avenue SE, Calgary , Alberta T2B 0L1

Transaction Type Title Days On Market

For Sale Fee Simple 227

ZoningSubdivisionBuilding TypeI-BEastfieldMixed Use

Year BuiltStructure TypeProperty Type2007Mixed UseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Industrial 0711408 4946.00

Building Area (Sq. M.) Footprint (Sq. Ft.) Roof 459.49 3053 Flat

Access to Property

Foundation Commercial Amenities

Poured Concrete Kitchen, Shower, Storefront

Accessible to Major Traffic Route, Front and Rear Drive access, Paved

Road, Public Transportation

Nearby, Visual Exposure

Inclusions Restrictions Reports

N/A None Known 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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