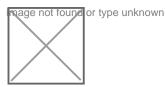


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **307, 3750 46 AVENUE SE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 29568

MLS ID: A2197575

\$1,025,000



- **& KIMBERLY KIMBALL**
- **(403)** 701-0459
- □ RE/MAX Complete Realty
- **403-930-8555**

rM:

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

**Transaction Type** 

For Sale

**Days On Market** 

42

Zoning

I-B f0.5

Subdivision

Eastfield

**Building Type** 

Condo Complex, Mixed Use, Office

Building, Warehouse

Year Built

2007

**Structure Type** 

Industrial

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

0711408

Office (Sq. Ft.)

3087.0000

Building Area (Sq. Ft.)

4946.00

Building Area (Sq. M.)

459.49

Footprint (Sq. Ft.)

3000

Construction Type
Brick,Concrete

Roof Flat Foundation

on

**Poured Concrete** 

Heating

Combination,Overhead Heater(s),Forced Air

**Commercial Amenities** 

Kitchen, Mezzanine, See Remarks, Shower, Storefront Access to Property

Front and Rear Drive access,Direct Access,Paved Road,Public

Transportation Nearby, Visual Exposure

Inclusions

N/A

**Restrictions**See Remarks

Reports
Floor Plans

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, storage, washroom, and clean warehouse space. 2nd floor is mainly open with an office and washroom, plus there is a usable mezzanine with 2 large offices and an additional washroom. You will find plenty of first come first serve parking available, and the bus stops right in front of the building. This unit is fully sprinklered. Clean Uses Only are permitted by Condo Association. Industrial Business (I-B) Zoning Uses include but not limited to: Brewery/Distillery, Health Services, Fitness & Indoor Recreation, General Light Industrial, Printing Services, Sign Companies, Retails and Consumer Services and many more.

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