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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

 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 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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