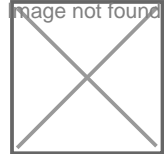


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129, 4950 106 AVENUE SE FOR SALE

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Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
29950


MLS ID:
A2204837

\$779,000



 **ORLIN MCMILLAN**
 (403) 554-6637

 Legacy Real Estate Services
 403-254-0881

 129, 4950 106 Avenue SE, Calgary, Alberta T2C 5E9

Transaction Type For Sale	Title Fee Simple	Days On Market 9
Zoning I-G Industrial General	Subdivision Foothills	Year Built 2011
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 1113544	Office (Sq. Ft.) 1735.0000	Building Area (Sq. Ft.) 2217.00
Building Area (Sq. M.) 205.96	Construction Type Concrete,Metal Frame	Roof Membrane
Cooling Full	Heating Ceiling,Central,Overhead Heater(s),Natural Gas	Lot Features Low Maintenance Landscape,Near Public Transit,Paved,Yard Lights
Access to Property Accessible to Major Traffic Route,Back Alley Access,Front and Rear Drive access,Public Transportation Nearby,Visual Exposure	Inclusions Offices and Board Room are currently furnished and can be sold with or without furnishings if desired	Restrictions Architectural Guidelines,Call Lister
Reports Building Plans,Condo/Strata Bylaws,Estoppel Certificate,Floor Plans		

Excellent location for visibility and accessibility, this 2417 sq.ft. unit features High Quality Exterior Presentation, a 682 sq.ft. Shop,with 18' Ceiling and 12'x14' Overhead Door, 2 Man-Doors, 6 Finished Offices, Well-appointed Board Room, Finished Kitchen Area, Wheel-Chair Accessible Bathroom plus Second Bathroom in Shop. Storage Mezzanine above shop. Seller can accommodate quick possession if desired.

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