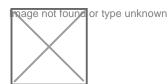


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4150/4146, 3961 52 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 30177

MLS ID: A2211617

\$1,358,800



## **△** SUNNY PANDHER

(403) 247-7770

□ CIR Realty

**403-247-7770** 

W

Transaction TypeDays On MarketZoningFor Sale5DC

Subdivision
Westwinds

Building Type
Condo Complex,Manufacturing,Mixed
Use,Warehouse

Year Built
2007

Structure TypeProperty TypeProperty Sub TypeIndustrialCommercialIndustrial

 Legal Plan
 Building Area (Sq. Ft.)
 Building Area (Sq. M.)

 0813038
 4837.00
 449.37

All equipment is negotiable Condo/Strata Approval Information Package

Restrictions

Inclusions

Two Industrial manufacturing units for sale currently being used as a Cabinet manufacturing shop. One unit has a REAR LOADING DOOR and the other unit has a FRONT LOADING DOOR. Second Floor has a PAINT SPRAY BOOTH set up and ready to use. Second Floor also has a LUXURY SHOWROOM currently set up and of SFICE. Turn key opportunity priced at approximately \$281 a Sq Ft +-. Equipment and machinery is not included in purchase price.

Reports

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.