

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.

1420 40 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
30262


MLS ID:
A2213688

\$1,150,000



 **JOANNA DAM**
 (403) 250-2882

 Century 21 Bravo Realty
 403-250-2882

 1420 40 Avenue NE, Calgary , Alberta T2E 4P9

Transaction Type For Sale	Days On Market 90	Zoning I-G
Subdivision McCall	Building Type Commercial Mix	Year Built 1978
Structure Type Industrial	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 7810477	Building Area (Sq. Ft.) 3770.66	Building Area (Sq. M.) 350.30
Roof Metal	Inclusions PAINT BOOTH	Restrictions Board Approval,Condo/Strata Approval
Reports Condo/Strata Bylaws		

Unlock the full potential of your automotive business with this turn key CONDO FOR SALE IN McCALL NE AREA. Great Size and Good Location, Recently been renovated, 300k worth of equipment included is a Professional Grade Paint booth 14'x 30' with Hvac fully enclosed, proper ventilated, filtration system . The back over head door is 12'x14' with 20' Clear ceiling height. Wide bay and high ceiling allow easy access for cars and trucks. Building has been recently upgraded Steel Roof, pavement and sidewalk. Making this a good investment for now and decades to come. Additional features are a separate mixing/paint room. The paint mixing equipment is with a paint supplier and is for use if you order paint supply through them. Sizable Office and customer reception area. Main floor offers 2 large office rooms, storage room and bathroom. Upstairs has been renovated and offers 2 huge room with a modern bathroom with a shower. New paint, Vinyl floors, Tiles and shower. Great space for staff to eat lunch or to rent and collect income to help pay your mortgage. A stairway could be made to the lower level shop but it currently blocked off. Parking is convenient and is located in the front of the shop, 3 more stall in the rear making ideal for your business to strive. The shop is currently equipped with 200 amp and 100 amp power supply.

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™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.