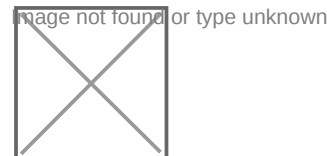


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

704 41 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
31690

MLS ID:
A2248038

\$1,800,000



 **TONY NICASTRO**
 (403) 620-3634

 RE/MAX iRealty Innovations
 403-228-5557

 704 41 Avenue NE, Calgary , Alberta T2E 3P7

Transaction Type For Sale	Days On Market 61	Zoning I-G
Subdivision Greenview Industrial Park	Year Built 1959	Structure Type Industrial
Property Type Commercial	Property Sub Type Business	Legal Plan 453AD
Building Area (Sq. Ft.) 7086.60	Building Area (Sq. M.) 658.36	Lot Size (Sq. Ft.) 11818
Lot Size (Acres) 0.27	Inclusions N/A	Restrictions None Known
Reports Title		

Prime Investment Opportunity in Greenview Industrial Park. 2-Level Commercial Building located on the highly visible corner of 41 Ave and 6 Street NE. Discover the potential of this versatile 2-storey commercial property, offering over 7,000 sq. ft. of flexible space with multiple income-generating units. The main level features a variety of retail and service spaces, including a charming small restaurant/café—perfect for attracting local foot traffic or the surrounding businesses and their clientele. The upper level offers multiple office spaces suitable for professional services, creative studios, or co-working environments. With several vacant units ready for immediate occupancy and all current tenants on short-term leases, this property provides the flexibility to reposition, renovate, or fully lease to maximize returns. Key Features of this property include...Over 7,000 sq. ft. of rentable space, multiple retail and office units, existing small restaurant/café on main floor, several vacant units for immediate leasing opportunities, short-term leases offer flexibility for owner-occupiers or investors, ideal for a mix of retail, service, and office tenants. Whether you're an investor seeking strong income potential or an owner-occupier looking for a prominent location, this property offers endless possibilities in a prime commercial setting.

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.