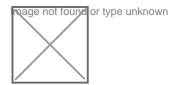


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **40, 4807 32 STREET SE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



Location Calgary, Alberta Listing ID:

32114

MLS ID:

A2256900

\$587,500



- **△** JULIE STEFAN
- **(403) 804-1399**
- Royal LePage Solutions
- **403-252-5900**
- 40, 4807 32 Street SE, Calgary , Alberta T2B2X3

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

5

**Zoning** 

I-G

Subdivision

Golden Triangle

**Building Type**Condo Complex

Year Built

2008

Structure Type

Property Type Commercial

**Property Sub Type** 

Industrial

Legal Plan

1013245

Industrial

Building Area (Sq. Ft.)

1870.00

Building Area (Sq. M.)

173.73

Footprint (Sq. Ft.)

1870

**Construction Type** 

Concrete

Roof

Flat Torch Membrane

Foundation

**Poured Concrete** 

Cooling

Partial

Heating

Restrictions

None Known

Overhead Heater(s), Natural Gas, Other

**Access to Property** 

Accessible to Major Traffic Route,Paved

Road, Public Transportation Nearby

Inclusions

N/A

Reports

**Audited Financial** 

Statements, Condo/Strata Bylaws, Environmental Phase 1, Environmental Phase 2

Quality Building located in Golden Triangle. Enjoy quick access to Peigan, Stoney, Barlow and Deerfoot Trails. Buildout includes two offices, boardroom and washroom. Two parking stalls (one assigned/one scramble), 200 Amp power, 10' x 12' overhead door and

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21'ceilings. Well suited for small business, den for cars, sleds, RV's. Please respect Tenant's Rights. Do Not Disturb Tenant.

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