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## 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**  
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 40, 4807 32 Street SE, Calgary , Alberta T2B2X3

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 5
<b>Zoning</b> I-G	<b>Subdivision</b> Golden Triangle	<b>Building Type</b> Condo Complex
<b>Year Built</b> 2008	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1013245	<b>Building Area (Sq. Ft.)</b> 1870.00
<b>Building Area (Sq. M.)</b> 173.73	<b>Footprint (Sq. Ft.)</b> 1870	<b>Construction Type</b> Concrete
<b>Roof</b> Flat Torch Membrane	<b>Foundation</b> Poured Concrete	<b>Cooling</b> Partial
<b>Heating</b> Overhead Heater(s),Natural Gas,Other	<b>Access to Property</b> Accessible to Major Traffic Route,Paved Road,Public Transportation Nearby	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> 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 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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