

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** 

53

Zoning

I-G

Subdivision

Golden Triangle

**Building Type**Condo Complex

Year Built

2008

Structure Type

Industrial

Property Type Commercial

**Property Sub Type** 

Industrial

Legal Plan

1013245

Building Area (Sq. Ft.)

Building Area (Sq. M.)

173.73

Footprint (Sq. Ft.)

1870

**Construction Type** 

Concrete

1870.00

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

**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.