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## **101, 3750 46 AVENUE SE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 32609

MLS ID: A2265778

\$1,195,000



△ JEFF KEET

□ CDN Global Advisors Ltd.

**403-531-4336** 

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101, 3750 46 Avenue SE, Calgary , Alberta T2B 3P9

Transaction Type Title Days On Market

For Sale Fee Simple

ZoningSubdivisionBuilding Typei-bEastfieldCondo Complex

Year BuiltStructure TypeProperty Type2007OfficeCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Office 0711408 5310.00

Building Area (Sq. M.) Footprint (Sq. Ft.) Roof

493.31 3188 Asphalt/Gravel

InclusionsRestrictionsReportsn/aNone KnownCall Lister

Attractive end-unit Office Condo available For Sale in Peigan Crossing. Great central SE location with easy access to Peigan, Stoney Ring Road & Deerfoot. This unit is 5,310 SF over 2 floors with 3,188 SF on main and 2,122 SF on 2nd level. Unit may be occupied by one owner/user or an owner/user on main with tenant on 2nd level (or vice versa). • Unit 101A (main level) available December 1st, 2025. • Unit 101B (2nd level) rented short term and available with 90 days notice. • 2nd level unit has vestibule walk-up entrance allowing the space to be rented to a 3rd party tenant. • Main + 2nd level can be occupied by 1 single tenant or 1 to 2 tenants. • Main + 2nd level space with mix of office & open plan. • Abundance of natural light. This is an end unit with windows down the West facing side of unit. • Ample unreserved parking stalls.

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