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2028-2032-2040 42 AVENUE SW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
33081

MLS ID:
A2273357

\$6,000,000



 **JOHN OLIVERIO**
 (403) 540-4838

 RE/MAX House of Real Estate
 403-287-3880

 2028-2032-2040 42 Avenue SW, Calgary, Alberta T2T 2M7

Transaction Type

For Sale

Days On Market

156

Zoning

C-N2

Subdivision

Altadore

Building Type

Commercial Mix

Year Built

1953

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

743AD

Building Area (Sq. Ft.)

60460.88

Building Area (Sq. M.)

5616.95

Lot Size (Sq. Ft.)

12270

Lot Size (Acres)

0.28

Construction Type

Stucco,Wood Frame,Wood Siding

Roof

Asphalt Shingle,Asphalt/Gravel

Inclusions

stove and refrigerator in home

Restrictions

Call Lister,Lease Restriction

Reports

Leases,Title

Land assembly comprising a building, home, and vacant lot in a prime location within the highly sought-after community of Altadore. This 200 x 122.8 ft parcel (24,550 sq ft) offers a mix of commercial and multifamily zoning—C-N2 and R-CG for the existing home. Ideal for a long-term hold or a wide range of redevelopment opportunities. Current business is not included in the sale!

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