



1255 45 Avenue Calgary Alberta

\$2,790,000

This exceptional 1.17- acre development site is IDEALLY LOCATED near Calgary International Airport (YYC) in the desirable McCall Park area. The property features two older warehouses, each comprising 6388 sq.ft.- totaling TEN (10) FULLY RENTED UNITS and providing immediate rental income! There are six (6) bays of approximately 1500 sq ft and four (4) bays of approximately 1000 sq ft - each containing 15 ft ceilings and OVERHEAD LOADING DOORS. Current ANNUAL RENTAL INCOME of approximately \$211,800. With SIGNIFICANT UPSIDE POTENTIAL, this site offers an excellent investment opportunity for FUTURE DEVELOPMENT or REDEVELOPMENT in a strategic location! Easy access to 32 Avenue NE and Deerfoot Trail, as well as 12 ST Corridor. (id:6769)

Listing Presented By:



Originally Listed by:
MaxWell Canyon Creek

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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