

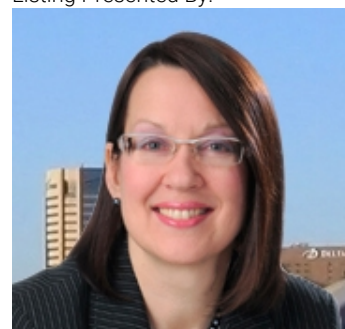


3750 46 Avenue Calgary Alberta

\$1,025,000

Great Owner/User opportunity in this attractive, well-maintained building with excellent exposure. Very accessible location, just off Peigan Trail with easy access to Deerfoot Trail, 52nd Street SE, and Stoney. Main floor consists of bright showroom, kitchen, storage, washroom, and clean warehouse space. 2nd floor is mainly open with an office and washroom, plus there is a usable mezzanine with 2 large offices and an additional washroom. You will find plenty of first come first serve parking available, and the bus stops right in front of the building. This unit is fully sprinklered. Clean Uses Only are permitted by Condo Association. Industrial Business (I-B) Zoning Uses include but not limited to: Brewery/Distillery, Health Services, Fitness & Indoor Recreation, General Light Industrial, Printing Services, Sign Companies, Retails and Consumer Services and many more. (id:6769)

Listing Presented By:



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