



## 312 41 Avenue Calgary Alberta

\$1,698,000

Rare opportunity for investor or future owner user. Excellent exposure fronting 41st Ave NE, connector road, easy access to Deerfoot, Centre Street, Edmonton Trail. Walking distance to Calgary Transit. This property is zoned I-R: Retail, warehousing and many other options. Building has 3 overhead doors. An investor can purchase this property and subdivide into 2 independent units. (id:6769)

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

<http://www.calgarydreamteam.ca>



CIR

**REALTY**

149 West Lakeview Point, Calgary,  
AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)