



204 41 Avenue Calgary Alberta

\$4,750,000

GREENVIEW INDUSTRIAL DISTRICT. INDUSTRIAL BUILDING 11,195 SQ/FT ON 1.05 ACRES. ZONED I-R (INDUSTRIAL REDEVELOPMENT). CINDERBLOCK AND WOOD FRAMED ADDITION. CORNER PARCEL (4 LOTS). CEILING HEIGHT IN WAREHOUSE IS 18' TO UNDERSIDE OF THE JOISTS. A TOTAL OF 6 OVERHEAD DOORS, 2- 14 FT OVERHEAD DRIVE-IN, 1-8 FT OVERHEAD ACCESS TO THE SHOWROOM, 1-8 FT OVERHEAD DELIVERY DOOR, 1-8 FT OVERHEAD OFF MAIN WAREHOUSE, 1-12 FT OVERHEAD DOOR FOR DRIVE-IN ACCESS TO NORTH ADDITION. THE SHOP IS 15'7" X 39' CURRENT USE IS AUTOMOTIVE REPAIR. WELL LOCATED BUILDING WITH HIGH EXPOSURE AND BETWEEN CENTRE STREET AND EDMONTON TRAIL. (id:6769)

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