



## 3750 46 Avenue Calgary Alberta

\$1,150,000

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, washroom, and warehouse space. 2nd floor is mainly open with a couple of offices and a washroom, plus there is a usable mezzanine with a large office/staffroom and an additional washroom. You will find plenty of first come first serve parking available, and the bus stops right in front of this Unit. This Unit is fully sprinklered and has a sump in the warehouse. 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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