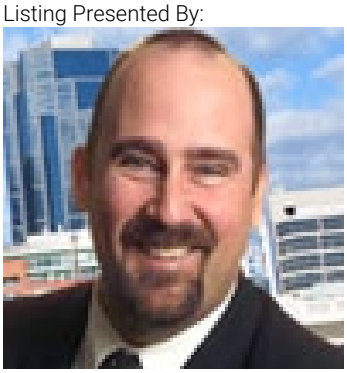


3750 46 Avenue Calgary Alberta

$1,200,000

RARE SOUTHWEST CORNER OFFICE/WAREHOUSE CONDO BAY FOR SALE. Located in the Central SE location of Piegan Crossing, it has easy access to Piegan Trail, Deerfoot Trail and the Ring Road. This unit is 4855 SF over 2 floors with a 3,188 SF footprint on the main floor and a completely separate unit above. The second-level unit is tenant-occupied on a month-to-month term and is available with 90 days' notice. The second level has a vestibule walk up entrance allowing the space to be rented by a third party tenant. The second floor is an open-concept space with a kitchen and bathroom. The Main Floor Unit includes reception, an open boardroom, two offices, a kitchen, warehouse space, an overhead drive-in door, a lab and two bathrooms (one with a shower). This property offers many options: the main and second levels can be occupied by a single tenant or one tenant on the main floor with a second tenant upstairs. o Abundance of natural light. This is an end unit with windows on the west and south sides. o Ample unreserved parking stalls. (id:6769)

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

RE/MAX Realty Professionals

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