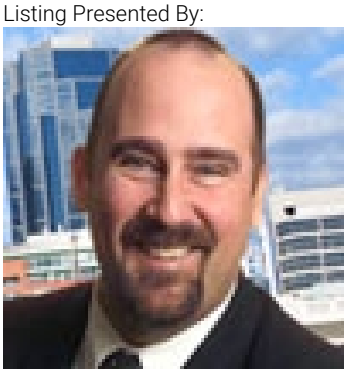


4070108 AVENUE Calgary Alberta

$1,100,000

?2,000 Sq. Ft. Industrial-Commercial Bay at 3D Business Centre - Tenant in PlaceExcellent opportunity to own an approximately 2,000 sq. ft. (+/-) ground-floor industrial-commercial bay at 3D Business Centre, 4070 108 Avenue NE, located in Calgary's growing Northeast commercial and industrial corridor with convenient access to Stoney Trail and surrounding major routes.The unit is currently rented with a tenant in place, making it an attractive opportunity for an investor looking for a commercial property with existing rental income. It also provides future flexibility for a buyer who may eventually want to operate their own business from the space, subject to the existing lease and tenancy terms.The bay offers a practical commercial layout with a front entrance and a oversized rear overhead warehouse door, providing convenient access for shipping, receiving, inventory, equipment, and day-to-day commercial operations.The unit also features high ceilings with potential to add a second-floor mezzanine, subject to City of Calgary approvals and regulations, allowing a future owner to maximize the usable space.With I-C (Industrial - Commercial) zoning, the property can accommodate a variety of potential uses, including building supply businesses, pet care services, print centres, cabinet manufacturing, retail and consumer services, specialty food stores, and numerous other commercial or light-industrial uses, subject to City approval.Whether you are looking for a commercial investment with a tenant already in place or a property with the potential to accommodate your own business in the future, this versatile bay offers an excellent combination of location, functionality, access, and long-term potential in Northeast Calgary. (id:6769)

Listing Presented By:



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