



## 926 46 Avenue Calgary Alberta

\$22

Great location 2 blocks off Blackfoot Trail on 46 Av feeder route. 12,000 sqft free standing building on 1.75 acres. 8 drive doors, 8,000 sqft Shop, 2,000 sqft of Office and 2,000 sqft Warehouse. Shop with upgraded O.H. Crane, Trench drain, additional 4 inch concrete flooring update, 14 ft ceiling in office and warehouse, 25 ft ceiling in shop. Updated roofing 2017 over office/warehouse, 2024 over Shop. Updated Make-up Air for wash bay, 1 in shop plus 4 fans. 600 amp power, Paved front end employee parking for 20+ vehicles. RPR attached. Chain link fenced and security monitored. (id:6769)

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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