

48, 2333 18 Avenue NE
Calgary, Alberta

MLS # A2134631



\$795,000

Division: South Airways

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,853 sq.ft.

Zoning: I-C

Heating: Fan Coil, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Flat

Utilities: -

Exterior: Brick, Wood Frame

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Office Furniture

Excellent condo bay location near Deerfoot and 19 Street intersection in South Airways. Main floor primarily in office with approximately 600 square feet of warehouse currently with 10 foot T Bar ceiling that could be opened to a full 19 foot height and serviced by a 12x10 garage door at grade. Main floor includes, air lock vestibule, reception, three offices, kitchen area, two bathrooms, and larger work area. Upper level has two offices plus a large work area totalling 719 square feet. There is potential to develop additional office space above the warehouse. This is a well managed condominium project with strong reserve fund. Well priced for this quality and location.