

Unit 307, 3750 46 Avenue SE  
Calgary, Alberta

MLS # A2141589



## \$1,070,000

Division: Eastfield

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,946 sq.ft.

Zoning: I-B

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Flat

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Price Substantially (\$80,000) Reduced! 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&nbsp;Street SE, and Stoney. Main floor consists of bright showroom, kitchen, washroom, and warehouse space. 2nd&nbsp;floor is mainly open for a training with a couple of offices and a washroom, plus there is a usable mezzanine with a large office/staffroom and an additional washroom.&nbsp; 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 & has a sump in the warehouse. Industrial Business (I-B ) zoning uses include but not limited to: General Light Industrail, Brewery/Distillery, Health Services, Fitness & Indoor Recreation, Printing & Sign Companies, come Retail & Consumer Services plus much more.