

204 41 Avenue NE
Calgary, Alberta

MLS # A2155194



\$4,100,000

Division: Greenview Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 11,195 sq.ft.

Zoning: I-R

Heating: Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.05 Acres

Sewer: -

Lot Feat: -

Inclusions: NONE

GREENVIEW INDUSTRIAL DISTRICT. INDUSTRIAL BUILDING 11,195 SQ/FT ON 1.05 ACRES. ZONED I-R(INDUSTRIAL REDEVELOPMENT). CINDERBLOCK AND WOOD FRAMED ADDITION. CORNER PARCEL (4 LOTS). CEILING HEIGHT IN WAREHOUSE IS 18' TO UNDERSIDE OF THE JOISTS. A TOTAL OF 6 OVERHEAD DOORS, 2- 14 FT OVERHEAD DRIVE-IN, 1-8 FT OVERHEAD ACCESS TO THE SHOWROOM, 1-8 FT OVERHEAD DELIVERY DOOR, 1-8 FT OVERHEAD OFF MAIN WAREHOUSE, 1-12 FT OVERHEAD DOOR FOR DRIVE-IN ACCESS TO NORTH ADDITION. THE SHOP IS 15'7 " X 39' CURRENT USE IS AUTOMOTIVE REPAIR. WELL LOCATED BUILDING WITH HIGH EXPOSURE AND BETWEEN CENTRE STREET AND EDMONTON TRAIL.