

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.