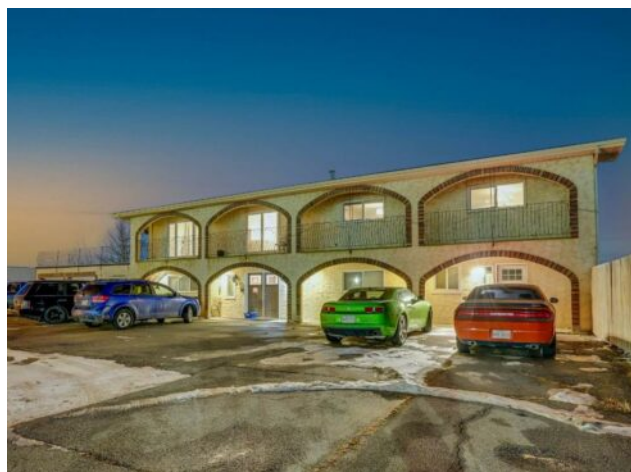


**7615 42 Street NE
Calgary, Alberta**

MLS # A2182813



\$3,199,000

Division: Saddleridge Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,710 sq.ft.

Zoning: I-O

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: Brick, Stucco, Wood Frame

Water: Well

Sewer: Septic Tank

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 4.07 Acres

Lot Feat: Back Lane, Level

4.07 ACRES FOR SALE WITH 5700 SQFT ABOVE GRADE RENOVATED BI LEVEL HOME WITH ILLEGAL BASEMENT SUITE & ATTACHED GARAGE *** INVESTORS ALERT!!! EXCELLENT INVESTMENT OPPORTUNITY *** This is approximately a 4.07 acre parcel with 2 legal entrances on 40ST N.E & 42ND ST N.E -RECENTLY RENOVATED HOME WITH 5 BEDROOMS & 5 BATHROOMS , THIS BI LEVEL IS 5700 SQFT WHICH IS ALL ABOVE GRADE WITH A 2 BEDROOM ILLEGAL BASEMENT SUITE. located in the heart of NE Calgary's Saddleridge Industrial area on 40 St NE. It is an ideal location for Outside storage , Truckers, Developers and Investors. Quick access to Metis Trail, Barlow Trail NE, and 36 Street NE. Current Zoning is light industrial outside storage (I-O). Fully fenced & gravelled turn-key site WITH A CLEAN ENVIRONMENTAL REPORT. THE YARD IS CURRENTLY GENERATING BETWEEN \$20,000 - \$22,000 PER MONTH with revenue expected to increase in 2025, this is without the home and owner occupied space and shop. MULTIPLE SHOPS WITH MULTIPLE TENANTS IN SEPARATE SECTIONED OFF AREAS. Great Location behind the Saddleridge bottle depot, close to Calgary International Airport, Bus stop, LRT, and all other amenities. Please call for more info.