



GRASSROOTS

REALTY GROUP

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4166, 3961 52 Avenue NE
Calgary, Alberta

MLS # A2287847



\$697,700

Division: Westwinds

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,758 sq.ft.

Zoning: DC (pre 1P2007)

Heating: Overhead Heater(s), Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

GROUND FLOOR !! MOVE-IN-READY VACANT COMMERCIAL / WAREHOUSE/INDUSTRIAL/RETAIL FLEXIBLE USERS W/POTENTIAL FOR MEZZANINE. FRONT LOAD OVERHEAD DOOR 9W'X10H' FOR DOCKING/LOADING IS A PLUS!! CLEAR 24' CEILING HEIGHT. 1 BATHROOM IS FINISHED LOCATED CORNER OF MCKNIGHT X METIS' IN BUILDING 4000. GREAT INVESTMENT SURROUNDED BY MIXED USE BUSINESSES.