



GRASSROOTS
REALTY GROUP

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8, 1420 40 Avenue NE
Calgary, Alberta

MLS # A2303661



\$1,199,000

Division: McCall

Type: Industrial

Bus. Type: Church

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,470 sq.ft.

Zoning: I-G

Heating: Overhead Heater(s), Forced Air, Natural Gas

Floors: -

Roof: Flat

Exterior: -

Water: -

Sewer: Sewer

Inclusions: Microwave, Fridge, Dishwasher

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Currently Operated as a church facility. Features a Stage in the main hall, Male and Female washrooms. Ample heat, and AC in the Main Floor Office section of the facility. Upstairs you will find a Beautiful Kitchen with a Fridge, and Dishwasher and 2 microwaves. Another room upstairs has been newly painted, and is currently used as a kids room, and could make for a huge meeting room or storage. additional 2 enclosed office rooms and a washroom . The unit also has been equipped with air recovery ventilation The Mezzanine set up could be easily rented as it will have a common room , Big work area and 2 Individual offices .The Property can be ideal for leasing the mezzanine.