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## 4120, 10830 42 STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
29908


**MLS ID:**  
A2204646

**\$749,000**



 **HARKANWAL SIDHU**  
 (403) 689-2345

 **RE/MAX Complete Realty**  
 403-930-8555

 4120, 10830 42 Street NE, Calgary , Alberta T3N2A4

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 60
<b>Zoning</b> I-G	<b>Subdivision</b> Stoney 3	<b>Building Type</b> Commercial Mix, Condo Complex, Manufacturing, Warehouse
<b>Year Built</b> 2019	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 2211625	<b>Building Area (Sq. Ft.)</b> 1997.00
<b>Building Area (Sq. M.)</b> 185.53	<b>Commercial Amenities</b> See Remarks	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Call Lister	

Seize this exceptional opportunity to establish your business in Alpine Industrial Park, a brand new development in the thriving Jacksonport area. This 1,997 sq. ft. industrial bay features 22 ft ceilings, large windows for natural light, a 12X14 Drive-In rear loading door, and 225 Amp electrical service, making it ideal for most businesses requirements. Built with energy efficient SIP panels, it ensures long term savings on energy costs. Strategically located along Metis Trail, this bay offers maximum daily exposure with high traffic flow and excellent signage visibility. Zoned IG, it accommodates a variety of uses, including mechanic shops, car detailing, kitchen cabinet stores, and a variety of warehouse uses. With exceptional visibility, accessibility, and flexibility, this is the perfect space to grow your business—call today for more information!

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