

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4150/4146, 3961 52 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
30177


**MLS ID:**  
A2211617

**\$1,198,800**



 **SUNNY PANDHER**  
 (403) 247-7770

 CIR Realty  
 403-247-7770

 4150/4146, 3961 52 Avenue NE, Calgary , Alberta T3J 0J7

**Transaction Type**

For Sale

**Days On Market**

140

**Zoning**

DC

**Subdivision**

Westwinds

**Building Type**Condo Complex,Manufacturing,Mixed  
Use,Warehouse**Year Built**

2007

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

0813038

**Building Area (Sq. Ft.)**

4837.00

**Building Area (Sq. M.)**

449.37

**Inclusions**

All equipment is negotiable

**Restrictions**

Condo/Strata Approval

**Reports**

Information Package

PRICE REDUCED! Two Industrial manufacturing units for sale currently being used as a Cabinet manufacturing shop. One unit has a REAR LOADING DOOR and the other unit has a FRONT LOADING DOOR. Second Floor has a PAINT SPRAY BOOTH set up and ready to use. Second Floor also has a LUXURY SHOWROOM currently set up and and OFFICE. Turn key opportunity priced less then \$250 a Sq Ft +-. Equipment and machinery is not included in purchase price but can be negotiated.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.