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

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| **Location**	**Listing ID:**	**MLS ID:**	
Calgary, Alberta	30177	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.