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## 415 MONUMENT PLACE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
30338


**MLS ID:**  
A2215165

**\$3,800,000**



 **ILYA RAYKHLIN**  
 (403) 999-2277

 RE/MAX House of Real Estate  
 403-287-3880

 415 Monument Place SE, Calgary , Alberta T2A 1X4

**Transaction Type**

For Sale

**Days On Market**

23

**Zoning**

I-G

**Subdivision**

Meridian

**Year Built**

1966

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

4708JK

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

13092.00

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

1216.28

**Lot Size (Sq. Ft.)**

95396

**Lot Size (Acres)**

2.19

**Inclusions**

N/A

**Restrictions**

Airspace Restriction

**Reports**

Appraisal,Environmental Phase 1,RPR  
with Compliance

ONCE IN A GENERATION opportunity to purchase an inner-city industrial property with sweeping views of the Calgary skyline and the beautiful Rocky Mountains! Sitting atop a ridge line, this property is an incredible redevelopment opportunity. Although the building is functional and still in use by the current owner, there is so much more that can be done with this site. And where else can you find an industrial lot with this large of a yard within a five minute drive of the downtown core? It comes with a clean Phase 1 environmental report completed in 2025, and a compliant RPR report from 2016. This extremely rare opportunity must not be missed!

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