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704 41 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
31690


MLS ID:
A2248038

\$1,800,000



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 704 41 Avenue NE, Calgary , Alberta T2E 3P7

Transaction Type For Sale	Days On Market 2	Zoning I-G
Subdivision Greenview Industrial Park	Year Built 1959	Structure Type Industrial
Property Type Commercial	Property Sub Type Business	Legal Plan 453AD
Building Area (Sq. Ft.) 7086.60	Building Area (Sq. M.) 658.36	Lot Size (Sq. Ft.) 11818
Lot Size (Acres) 0.27	Inclusions N/A	Restrictions None Known
Reports		
Title		

Prime Investment Opportunity in Greenview Industrial Park. 2-Level Commercial Building located on the highly visible corner of 41 Ave and 6 Street NE. Discover the potential of this versatile 2-storey commercial property, offering over 7,000 sq. ft. of flexible space with multiple income-generating units. The main level features a variety of retail and service spaces, including a charming small restaurant/café—perfect for attracting local foot traffic or the surrounding businesses and their clientele. The upper level offers multiple office spaces suitable for professional services, creative studios, or co-working environments. With several vacant units ready for immediate occupancy and all current tenants on short-term leases, this property provides the flexibility to reposition, renovate, or fully lease to maximize returns. Key Features of this property include...Over 7,000 sq. ft. of rentable space, multiple retail and office units, existing small restaurant/café on main floor, several vacant units for immediate leasing opportunities, short-term leases offer flexibility for owner-occupiers or investors, ideal for a mix of retail, service, and office tenants. Whether you're an investor seeking strong income potential or an owner-occupier looking for a prominent location, this property offers endless possibilities in a prime commercial setting.

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