

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.

2104, 3961 52 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
32330


MLS ID:
A2261106

\$779,000



 **SUKH BRAR**
 (403) 472-7200

 Royal LePage METRO
 403-400-0000

 2104, 3961 52 Avenue NE, Calgary , Alberta T3J 0J7

Transaction Type For Sale	Zoning DC	Subdivision Westwinds
Building Type Commercial Mix,Condo Complex,Mixed Use,Office Building,Warehouse	Year Built 2014	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Industrial	Legal Plan 1313349
Building Area (Sq. Ft.) 2095.00	Building Area (Sq. M.) 194.63	Inclusions N/A
Restrictions Board Approval	Reports Building Plans,Condo/Strata Bylaws	

This 2,095 sq ft Class A commercial space is located within the NorthWing Business Park, a high-quality development situated between the major intersection of McKnight Boulevard and Metis Trail. Built by award-winning developer Hungerford Properties, in collaboration with Gibbs Gage Architecture, Graham Construction, and C-Era Property Management, the building showcases premium construction with insulated precast concrete, structural steel framing, and a durable EPDM roof system. Designed for versatility and efficiency, it offers 24' clear height ceilings, oversized 12' W x 14' H drive-in doors, gas-fired unit heaters, 100 amp, 600V, 3-phase power, and rough-in plumbing for future washrooms at both the front and rear of each unit. The property also features storefront glazing on both the ground and second floors, ample surface parking, and a range of green building features including Low-E sealed windows, high-efficiency T5 fluorescent lighting, and 6' x 6' double-domed acrylic skylights that bring in generous natural light. The unit is developed across two levels, with four offices on the main floor and four additional offices on the upper level. The upper floor is almost entirely leased to strong tenants, providing consistent and stable rental income. On the main floor, the tenancy is more flexible, with most occupants on month-to-month terms. Approximately 40% of the ground floor is currently occupied by a well-established senior society that has used the space for meetings and gatherings over an extended period. This blend of committed upper-floor tenants and adaptable main-floor use makes the space suitable for both investors seeking income and businesses looking for customizable occupancy options.

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.