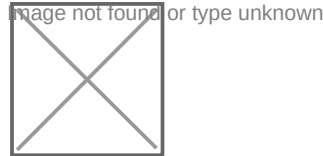


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

101, 3750 46 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32609

MLS ID:
A2265778

\$1,195,000



 **JEFF KEET**

 CDN Global Advisors Ltd.
 403-531-4336

 101, 3750 46 Avenue SE, Calgary , Alberta T2B 0N1

Transaction Type For Sale	Title Fee Simple	Days On Market 21
Zoning i-b	Subdivision Eastfield	Building Type Condo Complex
Year Built 2007	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan 0711408	Building Area (Sq. Ft.) 5310.00
Building Area (Sq. M.) 493.31	Footprint (Sq. Ft.) 3188	Roof Asphalt/Gravel
Inclusions n/a	Restrictions None Known	Reports Call Lister

Attractive end-unit Office Condo available For Sale in Peigan Crossing. Great central SE location with easy access to Peigan, Stoney Ring Road & Deerfoot. This unit is 5,310 SF over 2 floors with 3,188 SF on main and 2,122 SF on 2nd level. Unit may be occupied by one owner/user or an owner/user on main with tenant on 2nd level (or vice versa). • Unit 101A (main level) available December 1st, 2025. • Unit 101B (2nd level) rented short term and available with 90 days notice. • 2nd level unit has vestibule walk-up entrance allowing the space to be rented to a 3rd party tenant. • Main + 2nd level can be occupied by 1 single tenant or 1 to 2 tenants. • Main + 2nd level space with mix of office & open plan. • Abundance of natural light. This is an end unit with windows down the West facing side of unit. • Ample unreserved parking stalls.

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