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## 2028-2032-2040 42 AVENUE SW FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
33081


**MLS ID:**  
A2273357

**\$6,000,000**



 **JOHN OLIVERIO**  
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 RE/MAX House of Real Estate  
 403-287-3880

 2028-2032-2040 42 Avenue SW, Calgary , Alberta T2T 2M7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 131	<b>Zoning</b> C-N2
<b>Subdivision</b> Altadore	<b>Building Type</b> Commercial Mix	<b>Year Built</b> 1953
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 743AD	<b>Building Area (Sq. Ft.)</b> 60460.88	<b>Building Area (Sq. M.)</b> 5616.95
<b>Lot Size (Sq. Ft.)</b> 12270	<b>Lot Size (Acres)</b> 0.28	<b>Construction Type</b> Stucco,Wood Frame,Wood Siding
<b>Roof</b> Asphalt Shingle,Asphalt/Gravel	<b>Inclusions</b> stove and refrigerator in home	<b>Restrictions</b> Call Lister,Lease Restriction
<b>Reports</b> Leases,Title		

Land assembly comprising a building, home, and vacant lot in a prime location within the highly sought-after community of Altadore. This 200 x 122.8 ft parcel (24,550 sq ft) offers a mix of commercial and multifamily zoning—C-N2 and R-CG for the existing home. Ideal for a long-term hold or a wide range of redevelopment opportunities. Current business is not included in the sale!

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