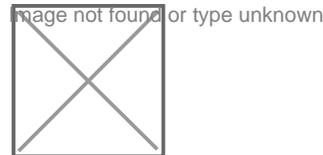


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4166, 3961 52 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
34120

**MLS ID:**  
A2287847

**\$727,000**



 **JASWINDER JOHAL**  
 (403) 651-0700

 Real Estate Professionals Inc.  
 403-547-4102

 4166, 3961 52 Avenue NE, Calgary , Alberta T3J 0J7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 63	<b>Zoning</b> DC (pre 1P2007)
<b>Subdivision</b> Westwinds	<b>Building Type</b> Warehouse	<b>Year Built</b> 2007
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Warehouse
<b>Legal Plan</b> 0813038	<b>Building Area (Sq. Ft.)</b> 1758.00	<b>Building Area (Sq. M.)</b> 163.32
<b>Footprint (Sq. Ft.)</b> 1758	<b>Heating</b> Overhead Heater(s),Natural Gas	<b>Access to Property</b> Airport Nearby,Mixed,Public Transportation Nearby,Strip Shopping Mall
<b>Inclusions</b> NA	<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans

GROUND FLOOR !! MOVE-IN-READY VACANT COMMERCIAL / WAREHOUSE/INDUSTRIAL/RETAIL FLEXIBLE USERS W/POTENTIAL FOR MEZZANINE. FRONT LOAD OVERHEAD DOOR 9W'X10H' FOR DOCKING/LOADING IS A PLUS!! CLEAR 24' CEILING HEIGHT. 1 BATHROOM IS FINISHED LOCATED CORNER OF MCKNIGHT X METIS' IN BUILDING 4000. GREAT INVESTMENT SURROUNDED BY MIXED USE BUSINESSES.

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