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1808 16 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Calgary, Alberta

Listing ID:

34267

MLS ID:

A2290930

\$3,500,000



 **TATE ARONOVICH**

 CDN Global Advisors Ltd.

 403-531-4336

 1808 16 Avenue NE, Calgary , Alberta T2E 8Z2

Transaction Type

For Sale

Zoning

C-COR3

Subdivision

Vista Heights

Year Built

1972

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

8177JK

Building Area (Sq. Ft.)

14823.00

Building Area (Sq. M.)

1377.09

Inclusions

Contact Listing Agents

Restrictions

None Known

Reports

None

Judicial Sale Rare opportunity to acquire a freestanding industrial building on ± 1.25 acres in the established South Airways industrial district. The property features $\pm 14,823$ SF including $\pm 13,323$ SF of shop space and $\pm 1,500$ SF of office, with 18' clear ceiling height, multiple skylights, 600 Amp power (TBV), and make-up air (TBV). Loading includes multiple drive-in doors and a drive-thru bay, providing flexible access for a variety of industrial uses. The building is constructed with concrete block and offers quick access to 16 Avenue NE, Deerfoot Trail, and Barlow Trail, allowing excellent connectivity throughout Calgary. Property is being sold under Judicial Sale and is offered as-is, where-is, subject to Court approval.

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