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1109, 3961 52 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
35236

MLS ID:
A2310765

\$799,900

FOR SALE
COMMERCIAL CONDO UNIT

#1109 3961 52 Ave NE
Calgary, AB T1Y 6V9

PROPERTY OVERVIEW

Excellent opportunity to own a commercial condo unit in a high visibility location in Northeast Calgary. The unit offers great exposure along 52 Ave NE with strong traffic counts and easy access.

UNIT: #1109 3961 52 Ave NE
CONDO: 0C (Owner Control)
SIZE: 4,100 SF
IDEAL FOR: Retail Office Medical Professional or Service Use
POSSESSION: Immediate

PROPERTY HIGHLIGHTS

- High visibility location with prominent signage opportunity
- Single surface parking for tenants and visitors
- Surrounded by established businesses and services
- Easy access to major highways and transit
- Ideal for retail, office, medical or service use

BEST PRICE
GREAT OPPORTUNITY FOR OWNER USERS OR INVESTORS
POSSESSION: IMMEDIATE

ANDY BHALLA
 (403) 899-7171

Coldwell Banker YAD Realty
 587-897-4141

1109, 3961 52 Avenue NE, Calgary , Alberta T3J 0J7

Transaction Type For Sale	Days On Market 1	Zoning DC (pre 1P2007)
Subdivision Westwinds	Year Built 2008	Structure Type None
Property Type Commercial	Property Sub Type Warehouse	Legal Plan 0812921
Building Area (Sq. Ft.) 2000.00	Building Area (Sq. M.) 185.80	Inclusions n/a
Restrictions None Known	Reports None	

Excellent opportunity to own a versatile commercial bay in a prime NE Calgary location near the BLS office, Westwinds Prairie Winds Park and the Westwinds Police Headquarters. This move-in-ready unit offers flexible use options including retail, warehouse, industrial, office or showroom space, making it ideal for both owner-users and investors. The property features a front loading overhead door and impressive 24 ft ceiling clearance with potential for mezzanine development and one finished bathroom. Surrounded by a strong mix of established businesses with convenient access to major routes, public transit and nearby amenities, this property offers excellent visibility, accessibility and functionality for a wide range of business operations. Best priced commercial bay in the area offering outstanding value and long-term potential in a high-demand NE Calgary commercial corridor.

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