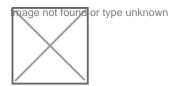


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 933B 48 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

19623

MLS ID: A2011765

\$1,150,000



- A MANNY VERDUGO
- U CDN Global Advisors Ltd.
- **403-531-4336**
- 933B 48 Avenue SE, Calgary , Alberta t2g2a7

**Transaction Type Days On Market**Year Built

537

1968

Zoning Subdivision Building Type I-G Highfield Warehouse

Structure Type Property Type Property Sub Type

Industrial Commercial Industrial

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

0910081 4168.00 387.22

InclusionsRestrictionsReportsPlease call AgentCall ListerCall Lister

4,168 square feet turn-key auto body shop bay and business for sale. Centrally located near Blackfoot Trail and 48 Avenue southeast. This unit is AMVIC approved and includes an array of equipment: hydraulic auto lift, paint booth, air compressor, alignment machine & frame machine, etc. (Please see brochure for more complete list of equipment). There is an approximate of 625 square feet of office space with approx. 3,543 of warehouse space, approx. 700 square feet of storage mezzanine area and 3,042 square feet of rear fenced yard. The warehouse area has 16 feet of clear height, 400 Amps of power (TBV), sump, and 2 Drive-in doors (12 Ft w x 14 Ft h) with drive through capability. There are total of 4 dedicated parking stalls; 2 at the front of the bay and 2 at the rear, and additional parking is available in the yard space. This property is south centrally located in Highfield Industrial Park with only 8 minutes to Downtown Calgary. Close proximity to Blackfoot Trail SE, Macleod Trail SW, and Deerfoot Trail SE. For more information, please download the linked brochure. Can't find the right space out there? Please call me to inquire about finding the rate space to lease or purchase.

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