

1-833-477-6687 aloha@grassrootsrealty.ca

101, 3750 46 Avenue SE Calgary, Alberta

Asphalt/Gravel

MLS # A2265778



\$1,195,000

Lot Size:

Lot Feat:

Eastfield Division: Office Type: **Bus. Type:** Sale/Lease: For Sale Bldg. Name: Peigan Crossing **Bus. Name:** Size: 5,310 sq.ft. Zoning: Addl. Cost: **Based on Year: Utilities:** Parking:

Inclusions: n/a

Floors:

Roof:

Exterior:

Water:

Sewer:

Attractive end-unit Office Condo available For Sale in Peigan Crossing. Great central SE location with easy access to Peigan, Stoney Ring Road & Deerfoot. This unit is 5,310 SF over 2 floors with 3,188 SF on main and 2,122 SF on 2nd level. Unit may be occupied by one owner/user or an owner/user on main with tenant on 2nd level (or vice versa). • Unit 101A (main level) available December 1st, 2025. • Unit 101B (2nd level) rented short term and available with 90 days notice. • 2nd level unit has vestibule walk-up entrance allowing the space to be rented to a 3rd party tenant. • Main + 2nd level can be occupied by 1 single tenant or 1 to 2 tenants. • Main + 2nd level space with mix of office & open plan. • Abundance of natural light. This is an end unit with windows down the West facing side of unit. • Ample unreserved parking stalls.