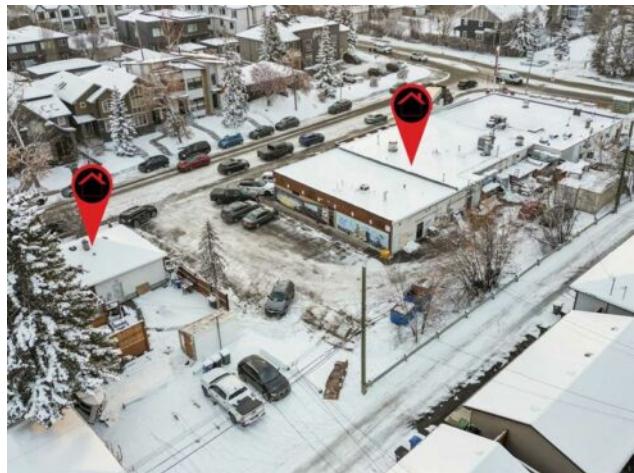




**2028-2032-2040 42 Avenue SW  
Calgary, Alberta**

**MLS # A2273357**

**\$6,000,000**



**Division:** Altadore  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 60,461 sq.ft.  
**Zoning:** C-N2

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt Shingle, Asphalt/Gravel	<b>Utilities:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.28 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	stove and refrigerator in home		

Land assembly comprising a building, home, and vacant lot in a prime location within the highly sought-after community of Altadore. This 200 &times; 122.8 ft parcel (24,550 sq ft) offers a mix of commercial and multifamily zoning&mdash;C-N2 and R-CG for the existing home. Ideal for a long-term hold or a wide range of redevelopment opportunities. Current business is not included in the sale!