



**1808 16 Avenue NE**  
**Calgary, Alberta**

**MLS # A2290930**



**\$3,500,000**

**Division:** Vista Heights

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 14,823 sq.ft.

**Zoning:** C-COR3

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Contact Listing Agents

\*\*\*Judicial Sale\*\*\* Rare opportunity to acquire a freestanding industrial building on &plusmn;1.25 acres in the established South Airways industrial district. The property features &plusmn;14,823 SF including &plusmn;13,323 SF of shop space and &plusmn;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.