



**GRASSROOTS**  
REALTY GROUP

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312 41 Avenue NE  
Calgary, Alberta

MLS # A2121293



**\$1,698,000**

**Division:** Greenview Industrial Park

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,266 sq.ft.

**Zoning:** I-R

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.22 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Most furniture in the 3 upstairs offices, Refrigerator, Microwave, Reception Furniture, Air Conditioner Main Office, Front counter in showroom and some of the existing showroom shelving, shop vacuum, most of warehouse racking, forklift, snow blower, scrubber for warehouse flooring, safe, security cameras and motion sensors.

Rare opportunity for investor or future owner user. Excellent exposure fronting 41st Ave NE, connector road, easy access to Deerfoot, Centre Street, Edmonton Trail. Walking to distance to Calgary Transit. This property is zoned I-R: Retail, warehousing and many other options. Building has 3 overhead doors. An investor can purchase this property and subdivide into 2 independent units.