

# \$424,888 - 4166, 3961 52 Avenue Ne, Calgary

MLS® #A1157981

## \$424,888

0 Bedroom, 0.00 Bathroom,  
Commercial on 1 Acres

Westwinds, Calgary, Alberta

Incredible Industrial Bay offered for sale, This is an ideal place for your new business or if escalating your existing business. The warehouse area of this great unit is 1754 sqt +/- . Wide range of business aptitudes could be explored at this site which has very convenient access to Stoney Trail as well Metis Trail. Forward-facing overhead door and potential for a huge mezzanine floor. Possession date is negotiable but may be available immediately. Possible users are auto detaining, car sales, cabinet sales, packings, storing, Stowing or build you own office and good for numerous other business.

Built in 2007

## Essential Information

MLS® #	A1157981
Price	\$424,888
Bathrooms	0.00
Acres	1.00
Year Built	2007
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	4166, 3961 52 Avenue Ne
Subdivision	Westwinds
City	Calgary



County	Calgary
Province	Alberta
Postal Code	T3J 0J7

### **Amenities**

Parking Spaces	25
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### **Interior**

Heating	Natural Gas, See Remarks
Cooling	None

### **Exterior**

Lot Description	Level, See Remarks
Roof	See Remarks
Construction	See Remarks
Foundation	See Remarks

### **Additional Information**

Date Listed	October 28th, 2021
Days on Market	79
Zoning	DC (PRE1p2007)

### **Listing Details**

Listing Office	Courtesy Of FIVE STAR REALTY
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