

\$479,000 - 9, 1435 40 Avenue Ne, Calgary

MLS® #A2101589

\$479,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

McCall, Calgary, Alberta

Great invest opportunity! Tenant occupied, \$3,885/mo rent, 1 year left. Size: 2,181 sqft. Built in 1998, these I-G Zoned buildings were renovated in 2016 and feature 22ft clear ceiling heights, 1 Drive in door - typically 12ft H X 14ft W doors. Parking is nationally allocated and shared amongst units at 1.79 stalls per 1,000 sf. McCall 40th Business Park offers a unique perspective on business flexibility with opportunities to own high-quality office and warehouse spaces, along with continuing lease opportunities. McCall 40th speaks to exactly what your business wants; flexibility and customizability. McCall 40th Business Park showcases high-quality base building construction, maintenance, and institutional management. This unit is fully improved with mezzanine spaces and ample onsite parking to meet all your business needs. McCall 40th is located along the north-south corridor of 12th Street NE, connecting the project with McKnight Boulevard NE to the north and 32nd Avenue NE to the south. McKnight Boulevard offers quick access to Deerfoot Trail to the west and Stoney Trail to the east, while 32nd Avenue SE connects businesses with Deerfoot Trail to the west. Auto use & commercial kitchen are not allowed here.

Built in 1992

Essential Information

MLS® #

A2101589



Price	\$479,000
Sold Price	\$470,000
Bathrooms	0.00
Acres	0.00
Year Built	1992
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	9, 1435 40 Avenue Ne
Subdivision	McCall
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 6L1

Additional Information

Date Listed	January 13th, 2024
Date Sold	March 26th, 2024
Days on Market	72
Zoning	I-G
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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