

\$859,000 - 935a 48 Avenue Se, Calgary

MLS® #A2121617

\$859,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Highfield, Calgary, Alberta

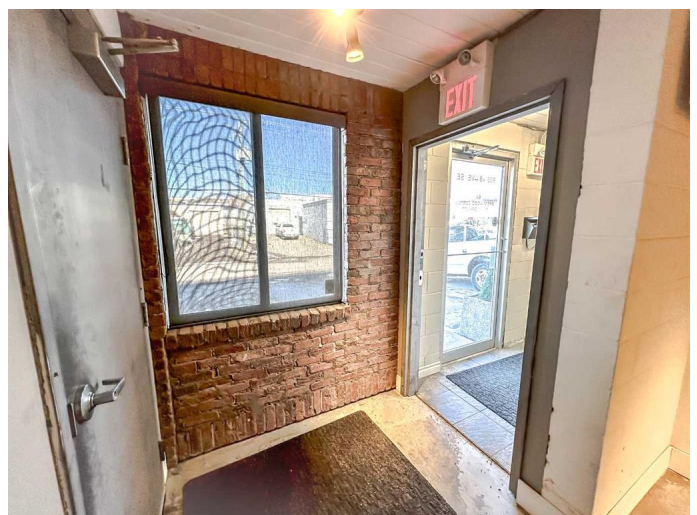
4,950 Sq. Ft. warehouse condo for sale in the community of Highfield, Calgary. This warehouse condo has unique potential with the current configuration – the front and the back are demised into two separate spaces. Presenting a unique opportunity for a potential investor to have two tenants, an owner user to have good separation between shop and office OR and owner to occupy one of the demised spaces and lease out the other.

The rear 2,720 Sq. Ft. (+/-) is occupied by a woodworking tenant. They would be interested in staying if the new owner had interest. If a purchaser is an owner user or has other plans the space can be provided vacant. The rear space has a 12'™ x 14'™ overhead drive-in door.

The front 2,131 Sq. Ft. (+/-) was occupied by the owner. There is 1,431 Sq. Ft. (+/-) of main floor space which includes a small warehouse/shop area of 624 Sq. Ft. (+/-) with the balance of the main floor being office, reception, common hallway which provides access to the front and back unit and two common bathrooms (for 935A only). There is a nonconforming mezzanine of approximately 700 Sq. Ft. with a kitchenette, two offices, bathroom, and utility room with furnace and hot water tank. The front shop has a 12'™ x 14'™ overhead drive-in door.

There are 7 parking stalls + parking in front of the overhead doors for a total of 9 parking spaces for this unit.

Great location in the SE with excellent access



to Blackfoot Trail and 11th Street SE.
NOTE: The size of the registered condo on the
condo plan is 4,950.25 Sq. Ft. however the
actual useable space is closer to 4,851.69 Sq.
Ft. This is due to a renovation completed that
reduced the size of the mezzanine that existed
at the time this building was converted into a
commercial warehouse condominium.

Built in 1968

Essential Information

MLS® #	A2121617
Price	\$859,000
Sold Price	\$850,000
Bathrooms	0.00
Acres	0.00
Year Built	1968
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	935a 48 Avenue Se
Subdivision	Highfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 2A7

Amenities

Parking Spaces	9
----------------	---

Additional Information

Date Listed	April 9th, 2024
Date Sold	May 13th, 2024
Days on Market	33
Zoning	IG
HOA Fees	0.00

Listing Details

Listing Office Manchester Properties Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.