

SUBURBAN OFFICE BUILDING | INNER CITY | 41,670 SQ.FT

**FOR SALE** *PRICE REDUCED*  
**\$4,600,000**

327, 339, 343-41 AVE NE, CALGARY, AB | GREENVIEW INDUSTRIAL PARK



## PROPERTY HIGHLIGHTS

**Location:** Located on the south side of 41st Avenue NE, west of Edmonton Trail, South of McKnight Blvd and West of Deerfoot Tr

**Municipality:** Calgary, Greenview Industrial Park

**Building Size (sf):** 41,670 (34,070 sq ft office/ 7,600 sq.ft warehouse)

**Sale Price:** \$4,600,000

**Lot Details:** Frontage on 41st Ave NE: 274 feet x 190 feet deep Lot

**Area:** 1.19 acres, rectangular parcel, includes vacant lot

**Zoning:** I-R (Industrial Redevelopment District)

**Power:** 400 AMP, Roof Top Heating/Cooling

**Year of Construction:** 1973'

Concrete Block, Brick veneer building

**Site Coverage:** 26%

**Parking:** 118 Stalls (28 underground/ 90 surface)

**Features:** Excellent location, 41st Ave NE, access to Edmonton Trail, McKnight Blvd and Deerfoot Trail. Excess Land included.

FOR MORE INFORMATION:



**BLACKWATCH**  
PROPERTY LTD.

**BILL LLOYD**

[blloyd@blackwatchproperty.com](mailto:blloyd@blackwatchproperty.com)

403.589.5995

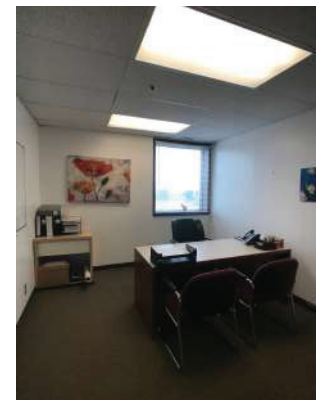
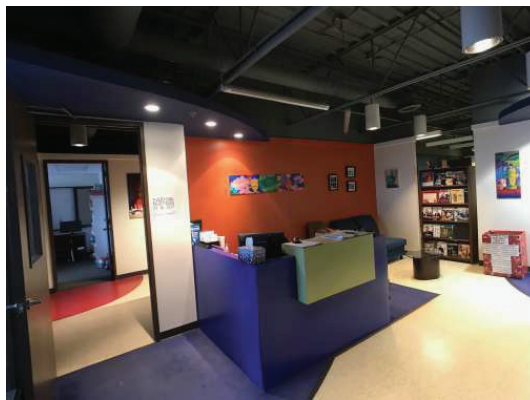
Suite 520, 1201-5th Street SW | Calgary, AB | T2R 0Y6



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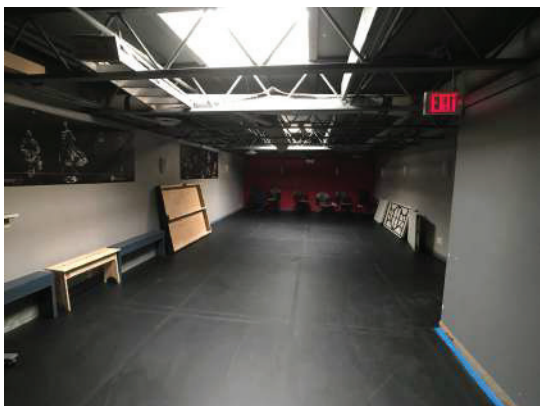
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