

FOR SALE



**1410 40 AVENUE NE**  
**CALGARY, AB**

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# PROPERTY SUMMARY

## HIGHLIGHTS

Quality office-warehouse bay well located in the central NE district of McCall.

## OVERVIEW

Opportunity to purchase a clean office-warehouse bay in NE Calgary. This gem includes nicely finished office and a permitted metal storage mezz for all your additional storage. Location is key, with excellent access to 32nd Ave, McKnight Blvd and Deerfoot Trail / QE II.

**Address** #24, 1410 40 Avenue NE

**Location** McCall

**Sale Price** **\$799,000**

**Main Floor:** 3,000 SF

**2nd Floor Office:** 1,155 SF

**Mezzanine:** 660 SF

**Total:** 4,815 SF

**Price per SF** \$165

**Parking** 3 stalls plus loading area

**Ceiling Height** 20'

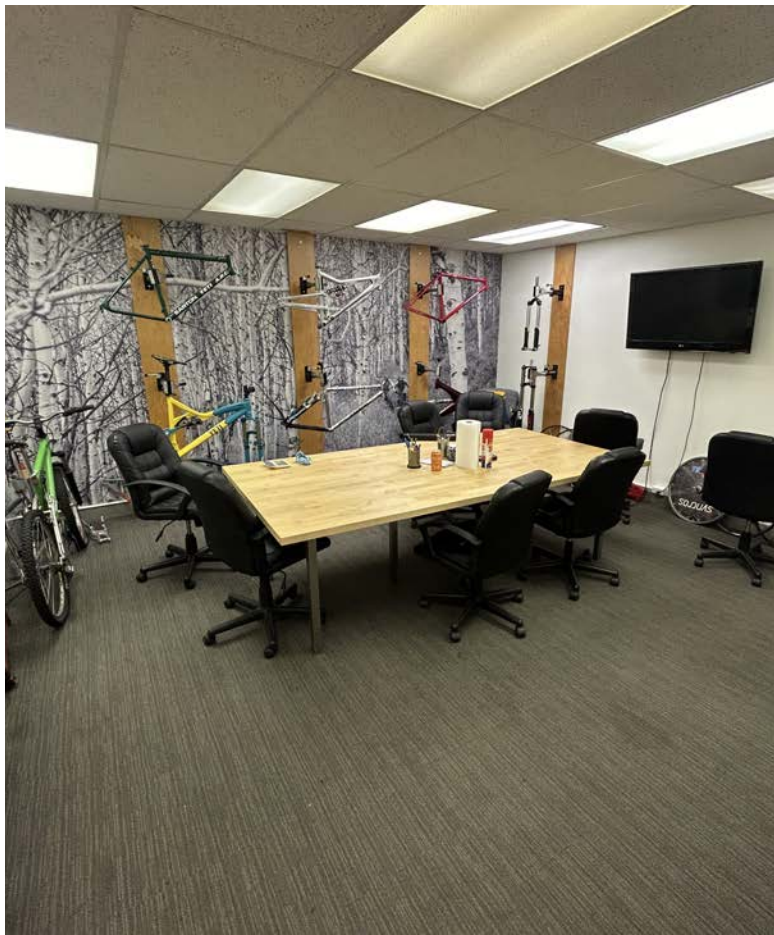
**Loading** 1 - 12' x 14' Drive-in

**Zoning** I-G

**Built** 1978



# ADDITIONAL PHOTOS



# MAP

