

## FOR SALE

# PRIVATE

# **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.

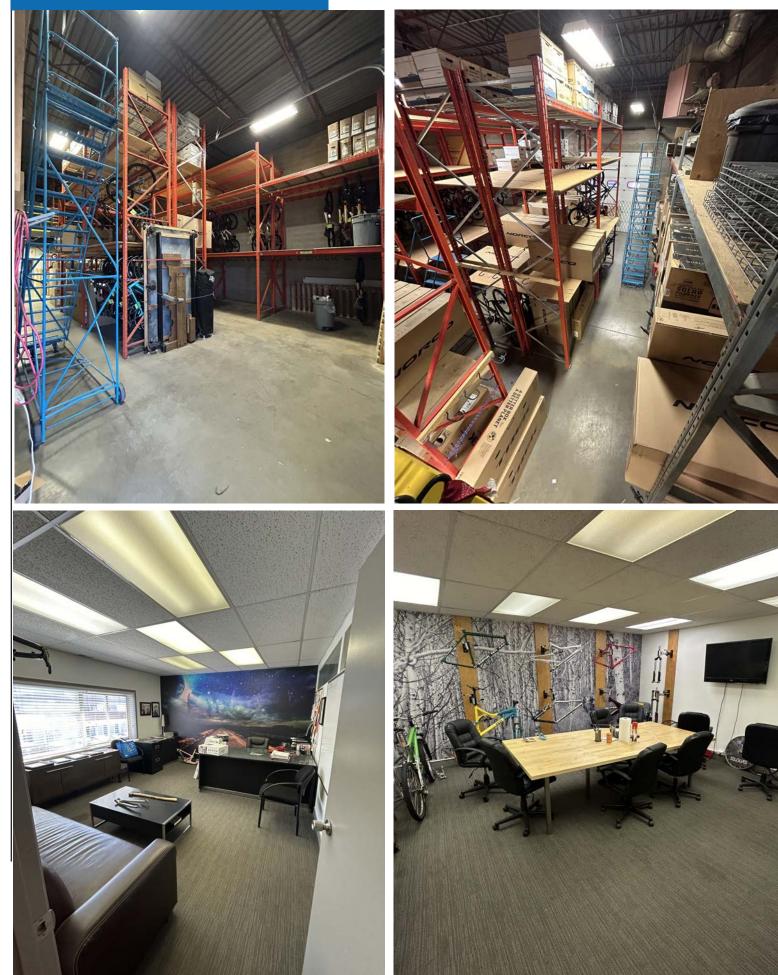


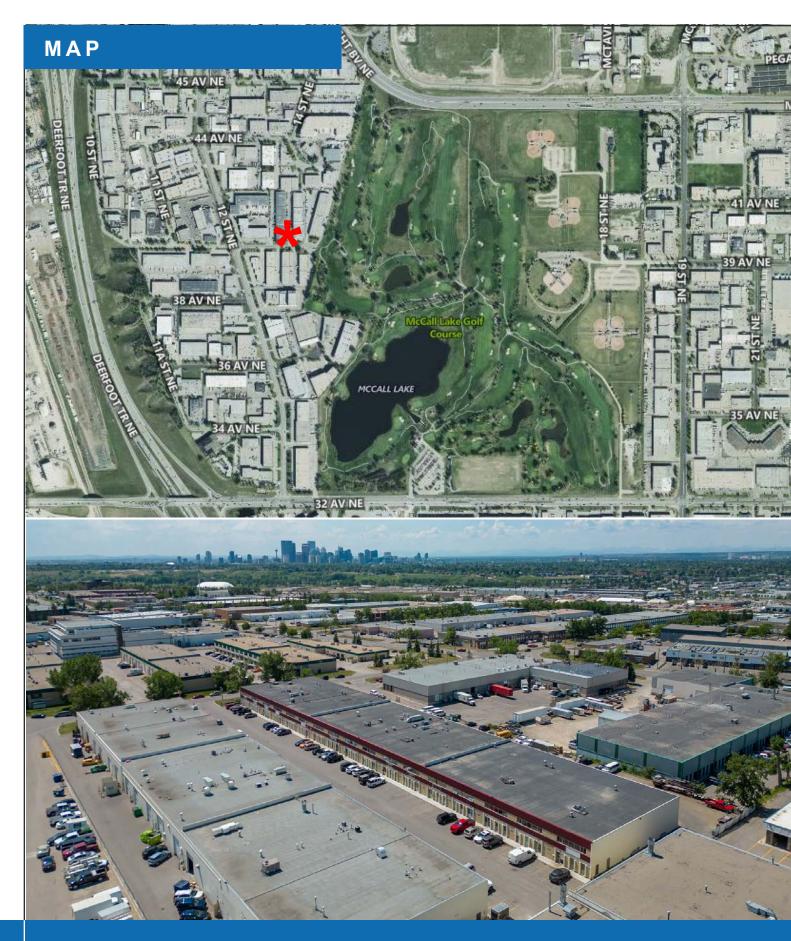
Address	#24, 1410 40 Avenue NE
Location	McCall
Sale Price	\$799,000
Main Floor:	3,000 SF
2nd Floor Office:	1,155 SF
Mezzanine:	660 SF
Total:	4,815 SF
Price per SF	\$165
Parking	3 stalls plus loading area
Ceiling Height	20'
Loading	1 - 12' x 14' Drive-in
Zoning	I-G
Built	1978





# **ADDITIONAL PHOTOS**







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