

FOR SALE

804 41ST AVENUE NE

CALGARY, AB



±5,741 SF on 1.05 acres



CUSHMAN &
WAKEFIELD

INDUSTRIAL
PROPERTY NEAR
CALGARY INT'L

PROPERTY FEATURES



MARKET
SALE PRICE

5,741 SF
BUILDING AREA

COMMENTS

GREENVIEW INDUSTRIAL PARK
DISTRICT

1.05 acres
TOTAL SITE SIZE

- 4 separately titled lots; 3 of the lots are contiguous for a total of 0.78 acres

IG (Industrial General)
ZONING

\$50,747.01 TOTAL
TOTAL PROPERTY TAXES

- 5,741 SF freestanding building with 3 drive-in loading doors

- New roof was installed ±6 years ago

- Sump in the main building

- Adjacent to railway track

- Quonset (±7,000 SF) can be included, partially powered and paved

- Lots are fenced and graveled

MUNICIPAL ADDRESS

PROPERTY #1 | **804 41ST AVENUE NE**

CALGARY, AB

PROPERTY #2 | **4550 PACIFIC ROAD NE**

CALGARY, AB

PROPERTY #3 | **4608 PACIFIC ROAD NE**

CALGARY, AB

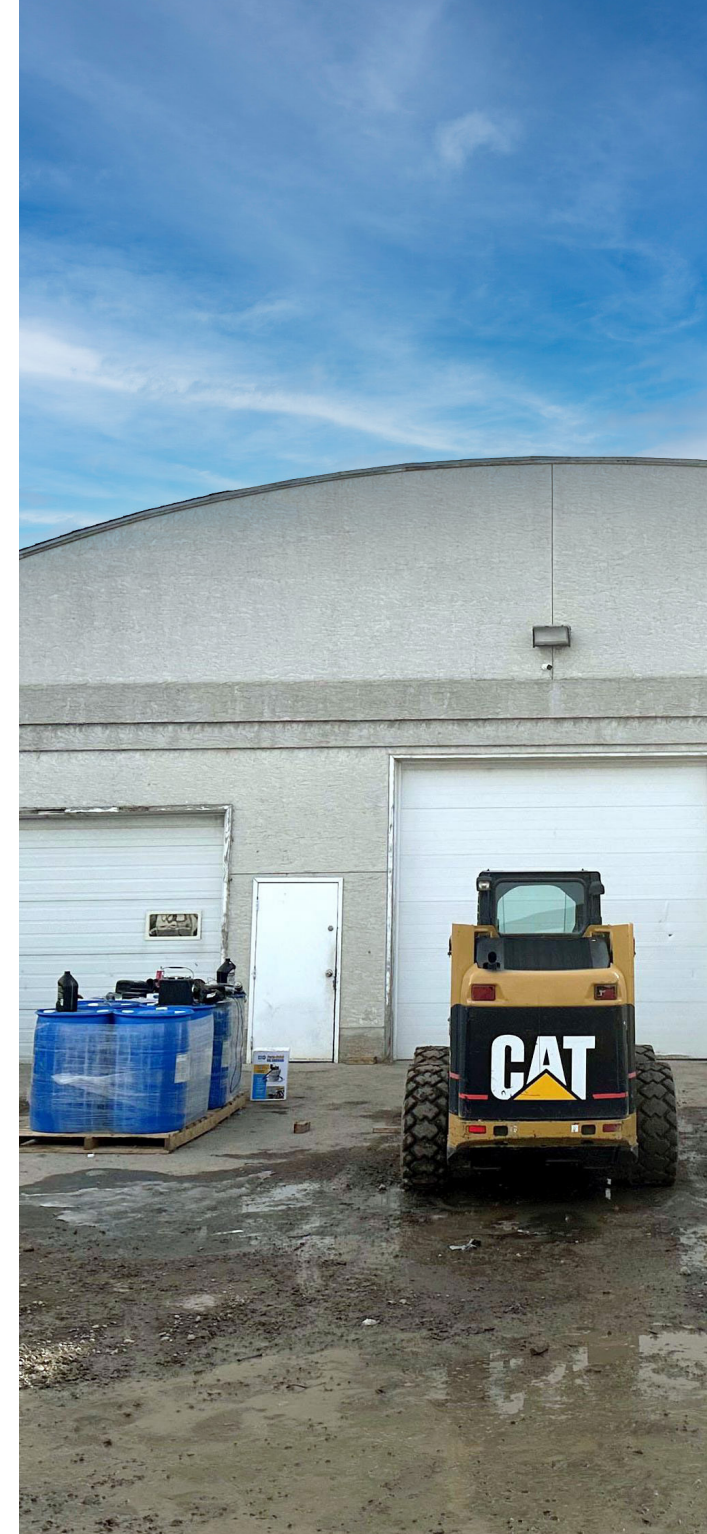
PROPERTY #4 | **4616 PACIFIC ROAD NE**

CALGARY, AB

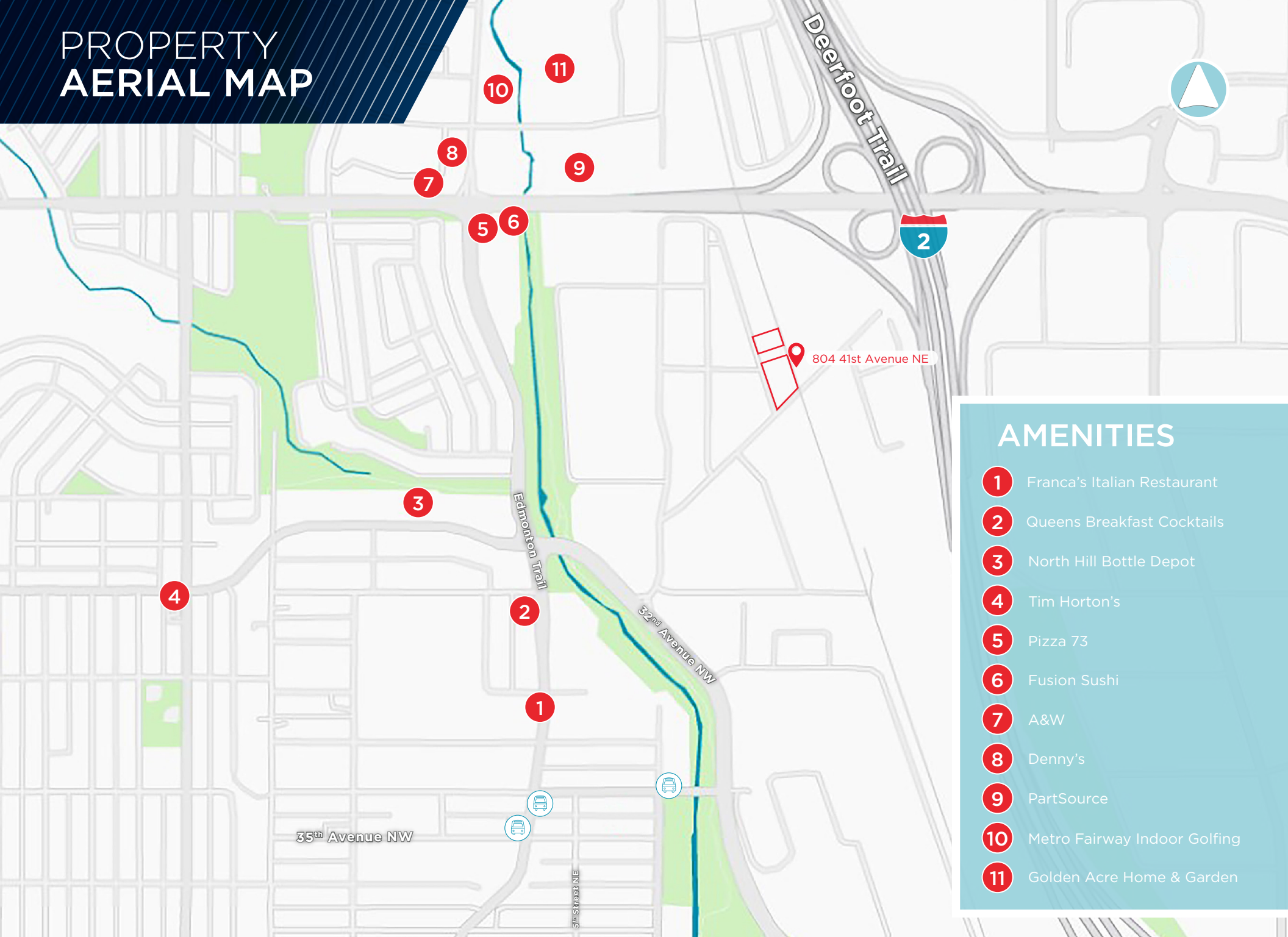
PROPERTY SITE PLAN



PROPERTY PHOTOGRAPHY



PROPERTY AERIAL MAP



AMENITIES

- 1 Franca's Italian Restaurant
- 2 Queens Breakfast Cocktails
- 3 North Hill Bottle Depot
- 4 Tim Horton's
- 5 Pizza 73
- 6 Fusion Sushi
- 7 A&W
- 8 Denny's
- 9 PartSource
- 10 Metro Fairway Indoor Golfing
- 11 Golden Acre Home & Garden



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