

# **\$1,198,800 - 4150/4146, 3961 52 Avenue Ne, Calgary**

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MLS® #A2211617

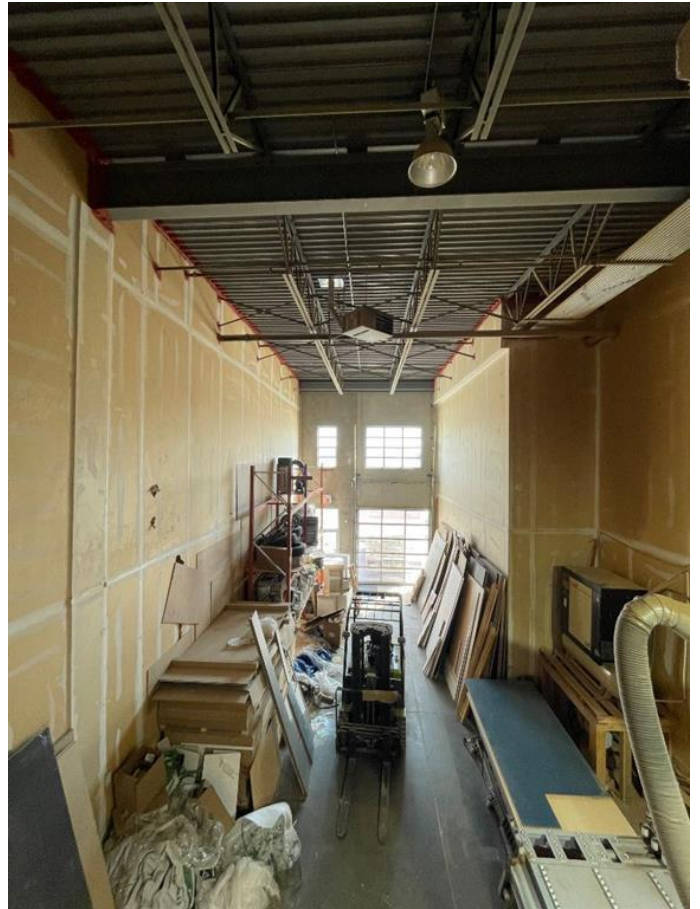
**\$1,198,800**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westwinds, Calgary, Alberta

PRICE REDUCED! Two Industrial manufacturing units for sale currently being used as a Cabinet manufacturing shop. One unit has a REAR LOADING DOOR and the other unit has a FRONT LOADING DOOR. Second Floor has a PAINT SPRAY BOOTH set up and ready to use. Second Floor also has a LUXURY SHOWROOM currently set up and and OFFICE. Turn key opportunity priced less then \$250 a Sq Ft +-. Equipment and machinery is not included in purchase price but can be negotiated.

Built in 2007



## **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2211617    |
| Price      | \$1,198,800 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2007        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 4150/4146, 3961 52 Avenue Ne |
| Subdivision | Westwinds                    |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |

Postal Code T3J 0J7

### Additional Information

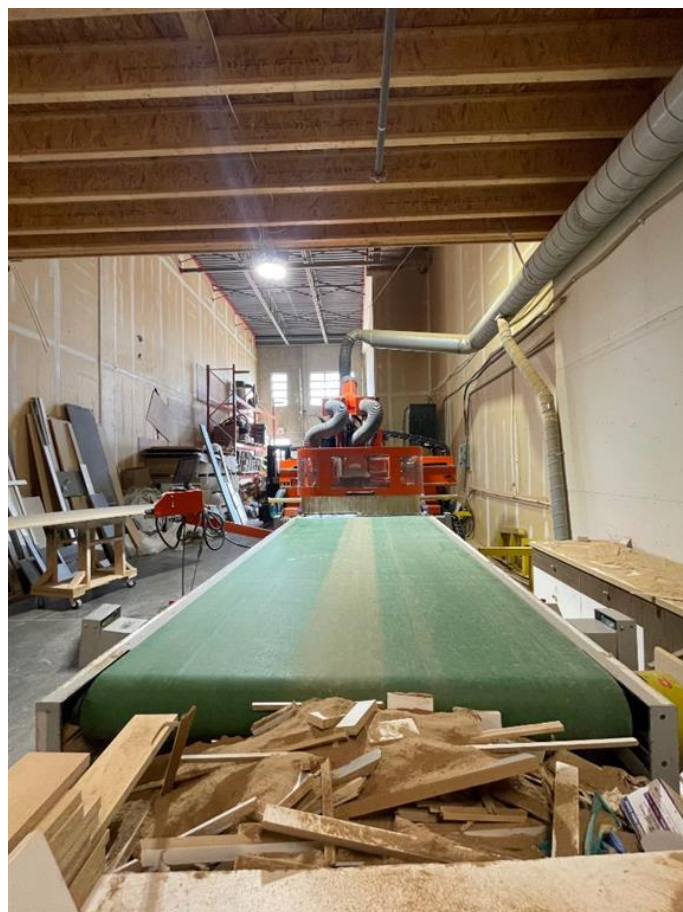
Date Listed April 14th, 2025

Days on Market 139

Zoning DC

### Listing Details

Listing Office CIR Realty



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