

# \$1,025,000 - 307, 3750 46 Avenue Se, Calgary

MLS® #A2197575

**\$1,025,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Eastfield, Calgary, Alberta

Great Owner/User opportunity in this attractive, well-maintained building with excellent exposure. Very accessible location, just off Peigan Trail with easy access to Deerfoot Trail, 52nd Street SE, and Stoney. Main floor consists of bright showroom, kitchen, storage, washroom, and clean warehouse space. 2nd floor is mainly open with an office and washroom, plus there is a usable mezzanine with 2 large offices and an additional washroom. You will find plenty of first come first serve parking available, and the bus stops right in front of the building. This unit is fully sprinklered. Clean Uses Only are permitted by Condo Association. Industrial Business (I-B ) Zoning Uses include but not limited to: Brewery/Distillery, Health Services, Fitness & Indoor Recreation, General Light Industrial, Printing Services, Sign Companies, Retails and Consumer Services and many more.

Built in 2007

## Essential Information

MLS® #	A2197575
Price	\$1,025,000
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Commercial
Sub-Type	Mixed Use



Status	Active
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### Community Information

Address	307, 3750 46 Avenue Se
Subdivision	Eastfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0L1

### Interior

Heating	Combination, Overhead Heater(s), Forced Air
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### Exterior

Exterior Features	Lighting
Roof	Flat
Construction	Brick, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	February 25th, 2025
Days on Market	63
Zoning	I-B f0.5

### Listing Details

Listing Office	RE/MAX Complete Realty
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