

704 41 Avenue NE  
Calgary, Alberta

MLS # A2248038



# \$1,800,000

**Division:** Greenview Industrial Park

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,087 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.27 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Prime Investment Opportunity in Greenview Industrial Park. 2-Level Commercial Building located on the highly visible corner of 41 Ave and 6 Street NE. Discover the potential of this versatile 2-storey commercial property, offering over 7,000 sq. ft. of flexible space with multiple income-generating units. The main level features a variety of retail and service spaces, including a charming small restaurant/café—perfect for attracting local foot traffic or the surrounding businesses and their clientele. The upper level offers multiple office spaces suitable for professional services, creative studios, or co-working environments. With several vacant units ready for immediate occupancy and all current tenants on short-term leases, this property provides the flexibility to reposition, renovate, or fully lease to maximize returns. Key Features of this property include•Over 7,000 sq. ft. of rentable space, multiple retail and office units, existing small restaurant/café; on main floor, several vacant units for immediate leasing opportunities, short-term leases offer flexibility for owner-occupiers or investors, ideal for a mix of retail, service, and office tenants. Whether you’re an investor seeking strong income potential or an owner-occupier looking for a prominent location, this property offers endless possibilities in a prime commercial setting.