

\$2,200,000 - 3801 16 Street Se, Calgary

MLS® #A2139309

\$2,200,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Alyth/Bonnybrook, Calgary, Alberta

For more information, please click on Brochure button below.

Centrally located in the Southeast district of Bonnybrook, with easy access to Blackfoot Trail, Deerfoot Trail, and 42nd Avenue. 0.33 Acres (14,375 sq ft). Concrete block building with newer roof (2019). 9,120 total developed sq ft (7,929 sq ft main floor plus 1083 sq ft developed office space/guest suite upstairs and 108 sq ft mezzanine). Heavy power upgrade 800amp/600volt 3-phase (1200amp transformer). Make-Up Air Unit (40 hp/575 volt) with programmable cleaning controls. Could easily be converted potentially into 3 separate condo bays plus separate upstairs office/suite. 3 Large Drive-In Doors (12 ft x 14ft, 1 Power & 2 Manual). 18 ft ceilings, New LED Lighting, Data Lines upgraded to Cat. 6. New A/C units up & down, furnaces up & down, and LED shop lighting. 1083 sq ft upstairs office/optional 2 bdrm/1 bath guest suite with a beautiful new kitchen and large island, bathroom with shower and 2 sinks and large closet, stack washer/dryer, storage, and new windows. Zoning I-R (Industrial - Redevelopment).

Built in 1975

Essential Information

MLS® #	A2139309
Price	\$2,200,000



Bathrooms	0.00
Acres	0.00
Year Built	1975
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	3801 16 Street Se
Subdivision	Alyth/Bonnybrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 4W5

Additional Information

Date Listed	June 7th, 2024
Days on Market	298
Zoning	I-R

Listing Details

Listing Office	Easy List Realty
----------------	------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.