

# \$1,050,000 - 1420 40 Avenue Ne, Calgary

MLS® #A2213688

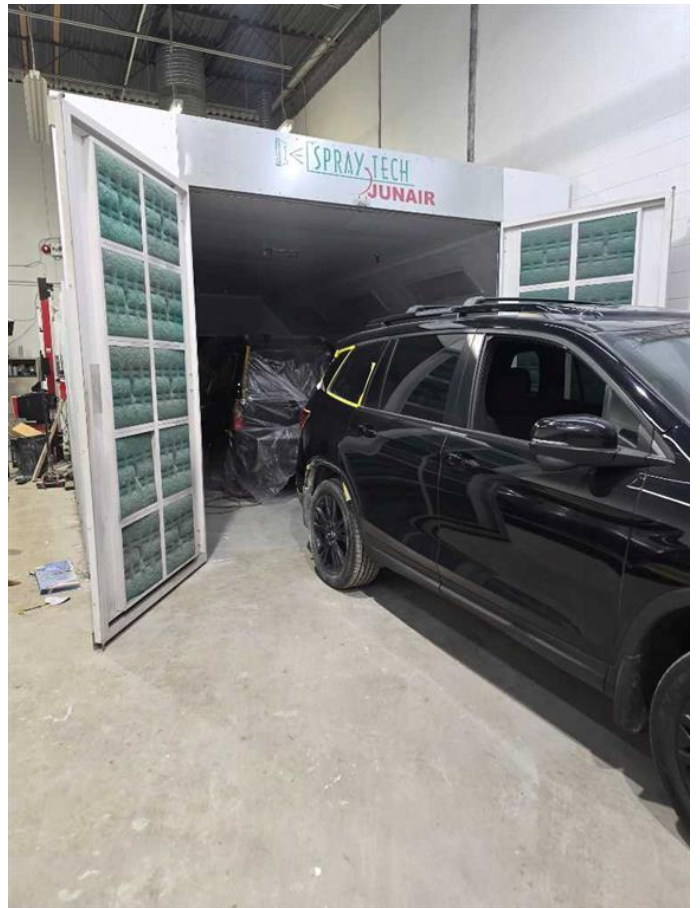
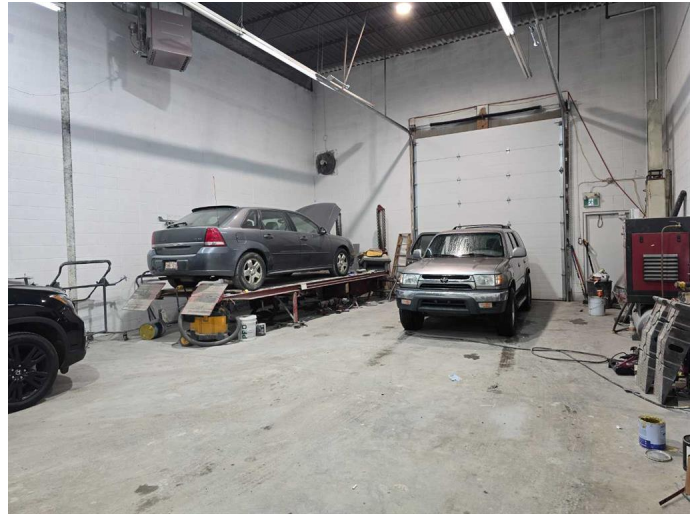
**\$1,050,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

McCall, Calgary, Alberta

**HUGE PRICE DROP ! GREAT VALUE** Unlock the full potential of your automotive business with this turn key CONDO FOR SALE IN McCALL NE AREA. Great Size and Good Location, Recently been renovated, 300k worth of equipment included is a Professional Grade Paint booth 14'x 30' with Hvac fully enclosed, proper ventilated, filtration system . The back over head door is 12'x14' with 20' Clear ceiling height. Wide bay and high ceiling allow easy access for cars and trucks. Building has been recently upgraded Steel Roof, pavement and sidewalk. Making this a good investment for now and decades to come. Additional features are a separate mixing/paint room. The paint mixing equipment is with a paint supplier and is for use if you order paint supply through them. Sizable Office and customer reception area. Main floor offers 2 large office rooms, storage room and bathroom. Upstairs has been renovated and offers 2 huge room with a modern bathroom with a shower. New paint, Vinyl floors, Tiles and shower. Great space for staff to eat lunch or to rent and collect income to help pay your mortgage. A stairway could be made to the lower level shop but it currently blocked off. Parking is convenient and is located in the front of the shop, 3 more stall in the rear making ideal for your business to thrive. The shop is currently equipped with 200 amp and 100 amp power supply.

Built in 1978



## Essential Information

MLS® #	A2213688
Price	\$1,050,000
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	1420 40 Avenue Ne
Subdivision	McCall
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4P9

## Exterior

Roof	Metal
------	-------

## Additional Information

Date Listed	April 21st, 2025
Days on Market	124
Zoning	I-G

## Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.