

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

MLS® #A2211617

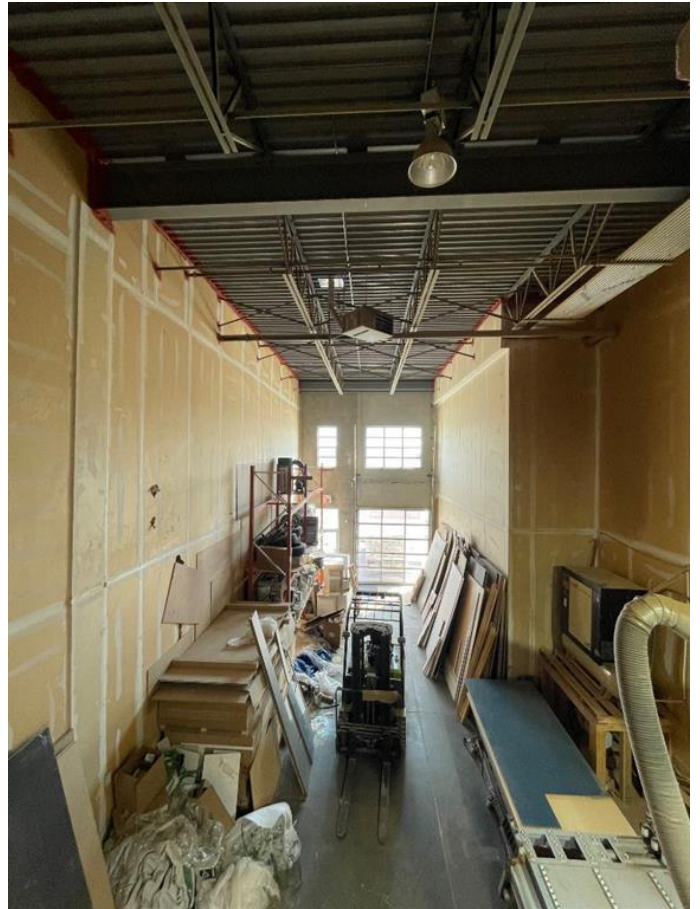
**\$1,198,800**

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

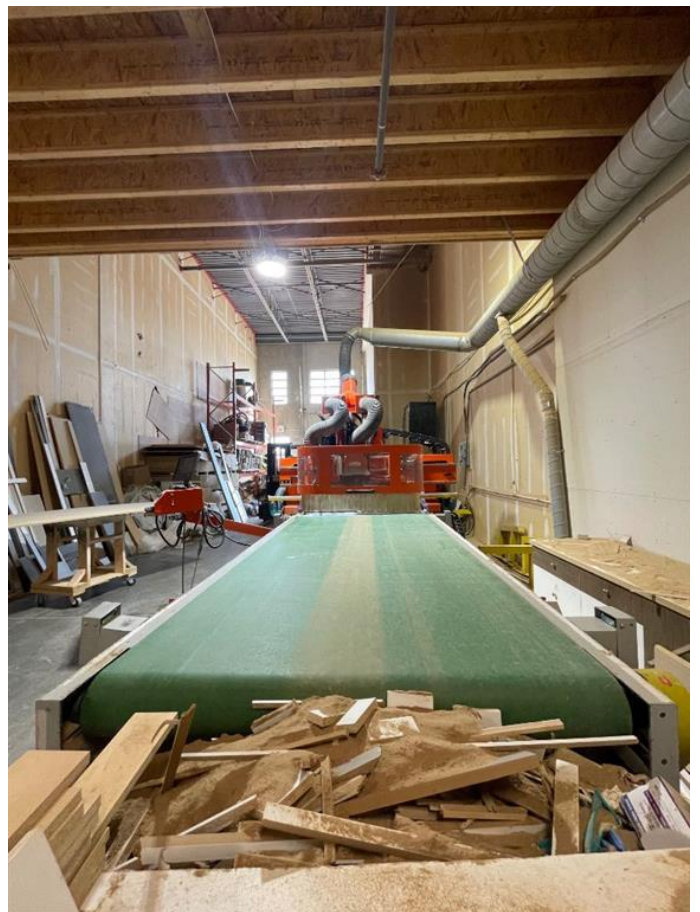
Date Listed April 14th, 2025

Days on Market 122

Zoning DC

### Listing Details

Listing Office CIR Realty



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