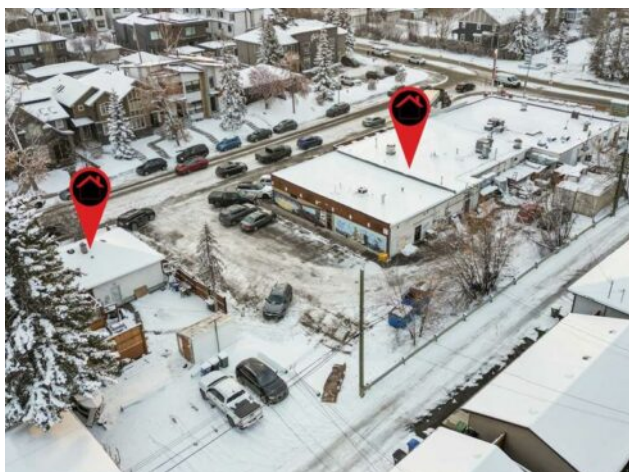


2028-2032-2040 42 Avenue SW
Calgary, Alberta

MLS # A2273357



\$6,000,000

Division: Altadore

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 60,461 sq.ft.

Zoning: C-N2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt Shingle, Asphalt/Gravel

Utilities: -

Exterior: Stucco, Wood Frame, Wood Siding

Parking: -

Water: -

Lot Size: 0.28 Acre

Sewer: -

Lot Feat: -

Inclusions: stove and refrigerator in home

Land assembly comprising a building, home, and vacant lot in a prime location within the highly sought-after community of Altadore. This 200 x 122.8 ft parcel (24,550 sq ft) offers a mix of commercial and multifamily zoning—C-N2 and R-CG for the existing home. Ideal for a long-term hold or a wide range of redevelopment opportunities. Current business is not included in the sale!