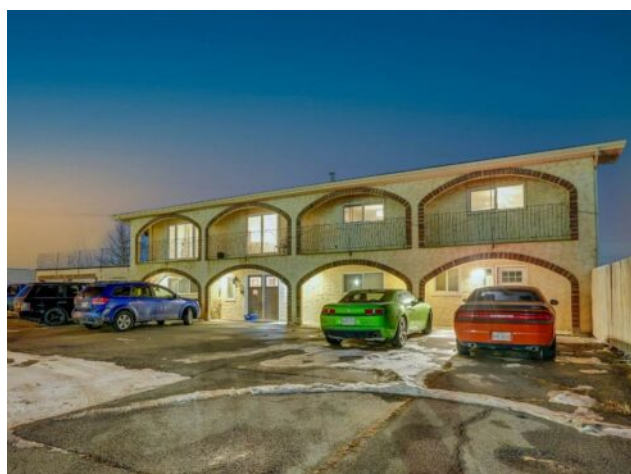


7615 42 Street NE  
Calgary, Alberta

MLS # A2182813



## \$3,199,000

**Division:** Saddleridge Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,710 sq.ft.

**Zoning:** I-O

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt Shingle

**Exterior:** Brick, Stucco, Wood Frame

**Water:** Well

**Sewer:** Septic Tank

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 4.07 Acres

**Lot Feat:** Back Lane, Level

4.07 ACRES FOR SALE WITH 5700 SQFT ABOVE GRADE RENOVATED BI LEVEL HOME & ATTACHED GARAGE \*\*\* INVESTORS ALERT!!! EXCELLENT INVESTMENT OPPORTUNITY \*\*\* This is approximately a 4.07 acre parcel with 2 legal entrances on 40ST N.E & 42ND ST N.E -RECENTLY RENOVATED HOME WITH 5 BEDROOMS & 5 BATHROOMS , THIS BI LEVEL IS 5700 SQFT WHICH IS ALL ABOVE GRADE WITH A 2 BEDROOM BASEMENT . located in the heart of NE Calgary's Saddleridge Industrial area on 40 St NE. It is an ideal location for Outside storage , Truckers, Developers and Investors. Quick access to Metis Trail, Barlow Trail NE, and 36 Street NE. Current Zoning is light industrial outside storage (I-O). Fully fenced & gravelled turn-key site WITH A CLEAN ENVIRONMENTAL REPORT. THE YARD IS CURRENTLY GENERATING BETWEEN \$20,000 - \$22,000 PER MONTH with revenue expected to increase in 2025, this is without the home and owner occupied space and shop. MULTIPLE SHOPS WITH MULTIPLE TENANTS IN SEPARATE SECTIONED OFF AREAS. Great Location behind the Saddleridge bottle depot, close to Calgary International Airport, Bus stop, LRT, and all other amenities. Please call for more info.