

32, 2110 41 Avenue NE



For SALE

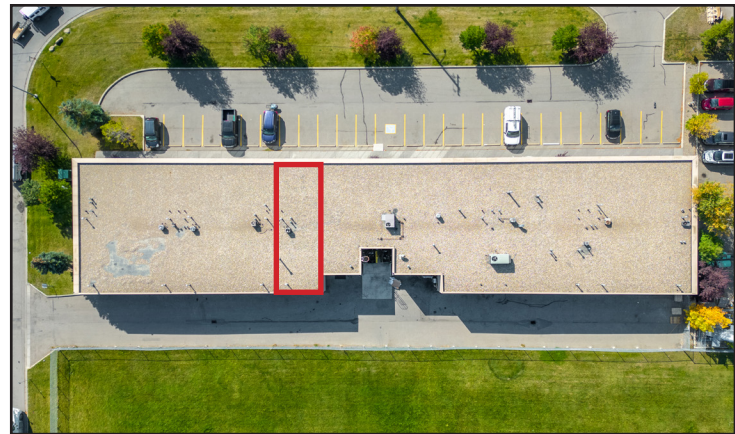
Property Features

Size: 1,240 sq.ft.
± 510 sq.ft. office
± 730 sq.ft. warehouse

Loading: 1 Drive In (10' x 10')
Power: 100 Amp
Ceiling: 16'

Asking Price: \$389,000.00
Taxes: \$7,400.38 (2024)
Condo Fees: \$399.36/month

Location: North Airways- Easy access to major routes such as: McKnight Blvd, Barlow Trail, 32nd Ave, and Deerfoot Trail



CMS Real Estate Ltd.

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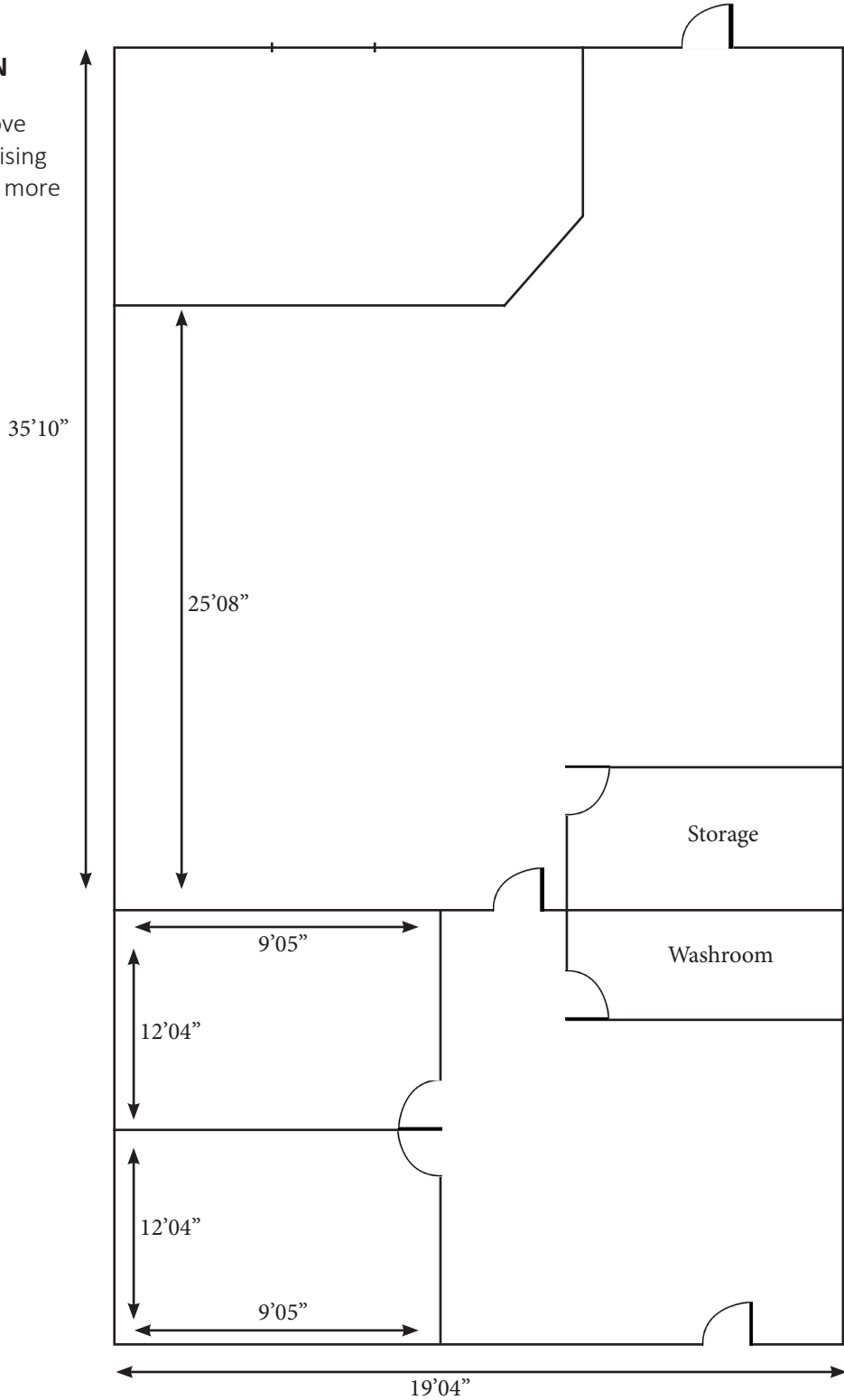
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"The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice." The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.

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MAIN FLOOR PLAN

Note: the seller can remove the t-bar ceiling and demising wall in the back to create more traditional warehouse



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