

**1420 40 Avenue NE**  
**Calgary, Alberta**

**MLS # A2213688**



**\$1,150,000**

**Division:** McCall  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 3,771 sq.ft.  
**Zoning:** I-G

|                    |             |                       |   |
|--------------------|-------------|-----------------------|---|
| <b>Heating:</b>    | -           | <b>Addl. Cost:</b>    | - |
| <b>Floors:</b>     | -           | <b>Based on Year:</b> | - |
| <b>Roof:</b>       | Metal       | <b>Utilities:</b>     | - |
| <b>Exterior:</b>   | -           | <b>Parking:</b>       | - |
| <b>Water:</b>      | -           | <b>Lot Size:</b>      | - |
| <b>Sewer:</b>      | -           | <b>Lot Feat:</b>      | - |
| <b>Inclusions:</b> | PAINT BOOTH |                       |   |

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.