

# \$1,800,000 - 704 41 Avenue Ne, Calgary

MLS® #A2248038

**\$1,800,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.27 Acres

Greenview Industrial Park, Calgary, Alberta

Prime Investment Opportunity in Greenview Industrial Park. 2-Level Commercial Building located on the highly visible corner of 41 Ave and 6 Street NE. Discover the potential of this versatile 2-storey commercial property, offering over 7,000 sq. ft. of flexible space with multiple income-generating units. The main level features a variety of retail and service spaces, including a charming small restaurant/café—perfect for attracting local foot traffic or the surrounding businesses and their clientele. The upper level offers multiple office spaces suitable for professional services, creative studios, or co-working environments. With several vacant units ready for immediate occupancy and all current tenants on short-term leases, this property provides the flexibility to reposition, renovate, or fully lease to maximize returns. Key Features of this property include—Over 7,000 sq. ft. of rentable space, multiple retail and office units, existing small restaurant/café on main floor, several vacant units for immediate leasing opportunities, short-term leases offer flexibility for owner-occupiers or investors, ideal for a mix of retail, service, and office tenants.

Whether you're an investor seeking strong income potential or an owner-occupier looking for a prominent location, this property offers endless possibilities in a prime commercial setting.



Built in 1959

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2248038    |
| Price      | \$1,800,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.27        |
| Year Built | 1959        |
| Type       | Commercial  |
| Sub-Type   | Business    |
| Status     | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 704 41 Avenue Ne          |
| Subdivision | Greenview Industrial Park |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2E 3P7                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 62                |
| Zoning         | I-G               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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