

# \$5,900,000 - 3007 57 Avenue Se, Calgary

MLS® #A2187926

**\$5,900,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

South Foothills., Calgary, Alberta

An Exceptional Commercial Space operating as an AUTO BODY SHOP in a highly sought-after location! INCLUDES A LEASED OFFICE SPACE, 7 BAYS, LOADING DOCK & 2 CRANES! Total size of the building is 36,435 SqFt on 1.5 Acres of land with up to 21-Foot Ceiling Height. 7,300 square feet is currently leased and serves as an ideal office space. The remaining part of the building is a fully operational auto body shop, complete with a paint booth and comprehensive automotive repair facility.

Opportunities like this are rareâ€”a property that combines office space with a thriving automotive business under one roof. This unique setup offers potential for a diverse range of business ventures for Auto Body and Paint Shop, Brewery, Car Wash, Distribution Centre or Stone Cutting and Fabrication. Moreover, the property is conveniently located with easy access to major highways, making it a prime spot for both local and regional clients. The combination of office space and auto body shop within the same premises allows for streamlined operations and increased business efficiency. This property is not just about its current utility but also its future potential, offering a versatile space that can be adapted to meet a variety of commercial needs.

Built in 1979



## Essential Information

MLS® #	A2187926
Price	\$5,900,000
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address	3007 57 Avenue Se
Subdivision	South Foothills.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 0B2

## Amenities

Parking Spaces	65
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## Interior

Heating	Natural Gas, Ceiling
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## Exterior

Roof	Flat
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## Additional Information

Date Listed	January 15th, 2025
Days on Market	117
Zoning	I-G

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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