



Soon Thieu
 Real Estate Agent - FIRST PLACE REALTY

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 soonthieu1@gmail.com

Commercial [4306 17 AV SE](#)

Active

List Price:\$849,900

Lease Rate/SF:



Commercial
 Transaction Type: For Sale
 Area: Calgary
 Community: Forest Lawn 764
 Type: Retail
 Bus Type:
 Legal Plan: 5252GL BIK: 2 Lot: 4
 Linc #: [0013829908](#)
 Condo Type: Not a Condo
 Title to Land: Fee Simple
 Land Use: C-COR1 f2.0h12
 Exclusion: No SRR: No Disc:
 Report Avail:
 Restrictions: See Remarks
 Possession: 60/60 DAYS/06/01/2017
 Ownership: REALTOR@/Seller; Realtor Has Interest

MLS@#: C4109668
 Postal Code: T2A 0T4
 Zone: Zone E
 Year Built: 1958
 Live/Work: No
 DOM: 2
 Condo Fee:
 Tax Amt: \$8,594/2016
 Tax Roll: 072048002
 Lot Sq M: 571.00

Member Only Remarks: The building is vacant - easy to show. text to 403-650-1488 for ALARM CODE - quick respond. Alarm Code on duty.

Excellent location for investment a property of 3200 sq.ft main level + 1260 sq.ft on the lower level sit on 4306-17 Ave SE. This property was operated as Fine Bakery for over 46 years. The owner decides it's time for retirement. It is a very solid structure of the property with concrete block, new roof just 2 years ago. This is an excellent opportunity for an investor to open a new business venture. Thousand traffic passing by every day brings in a lot of traffic to this building, it is facing on 17 Ave SE. The city of Calgary is planning to upgrade and expanding street coming this fall. it will increase the value of this property even better and better. Asking just \$849,900 for the property, the remaining equipment is negotiated for a better deal. Please contact the listing agent for more info.

Site Influences: Back Lane, High Traffic Area, Public Transportation, See Remarks, Shopping Nearby, Street Lighting
 Site Services: Fully Serviced, Natural Gas
 Amenities:
 Water Supply: Municipal
 Power:
 Parking: Assigned: 6 Common: 6

Industrial

Subject Space SF: 3,200 # Grade Doors: # Load Doors:
 Size of Grade Doors: Yard Size: Clear Ceiling Hgt:

Office & Retail

Subject Space SF:3,200 Fire Inspection: Yes Lease Type:
 Complex Name: GUNTHER FINE BAKERY Fire Inspect Date: 2017-04-01 Lease Incentives:
 Condo Fee: Fire Protection: Sprinklered Partial Lease Op Cost SF:
 Construct Type: Lease Op Cost Inc:
 # Stories: Lease Term Remain
 HVAC: None Lease Sq SqM:
 Lease Sub Lease:

Agent & Office Information

Seller: STRANZINGER Appt Nm: SOON THIEU List Date: 04/09/2017
 Appt: Call Lister Expiry Date:12/31/2017
 List REALTOR@: Soon Thieu soonthieu1@gmail.com Phone: (403) 650-1488 Appt Phone: 403-650-1488
 List Firm: [FIRST PLACE REALTY \(C192000\)](#) Fax Offer: 403-592-1693 Agent Fax: 403-374-1710
 List REALTOR@ 2: Ross A London discoveross@gmail.com Phone: 403-547-8401
 List Firm 2: [GREATER CALGARY REAL ESTATE \(C201400\)](#) Phone: (403) 681-9711
 Comm for Sale: 3 % (bossp) Phone: (403) 241-7555
 Comm for Lease: Occup: Vacant