

# \$7,000 - 216 40 Avenue Ne, Calgary

MLS® #A2243807

**\$7,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.43 Acres

Greenview Industrial Park, Calgary, Alberta

Explore an intriguing office rental opportunity within a beautiful brick building in Greenview Industrial District. Centrally located with quick access to Downtown Calgary and extremely well maintained with high quality office improvements, furnishings and modern upgrades. The main level includes an existing foyer/reception area, boardroom, along with a spacious open area that is perfect for a large office, co-working space, or something entirely unique for your business. Up above on the second level are additional office spaces, storage and workspaces. Property is fully equipped with office furniture, luxury plank flooring, beamed ceilings, an immaculate HVAC system, and illuminated by skylights and an abundance of big windows. This is a breathtaking space with endless potential for all types of professionals. The site is fully paved with 8 parking stalls out front, and is nestled between Centre Street and Edmonton Trail, along with additional nearby amenities that highlight this as a highly desirable destination.

Built in 1968

## Essential Information

MLS® #	A2243807
Price	\$7,000
Bathrooms	0.00
Acres	0.43



Year Built	1968
Type	Commercial
Sub-Type	Office
Status	Active

### Community Information

Address	216 40 Avenue Ne
Subdivision	Greenview Industrial Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2M7

### Additional Information

Date Listed	July 28th, 2025
Days on Market	3
Zoning	I-R

### Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.