# \$3,650,000 - 415 Monument Place Se, Calgary

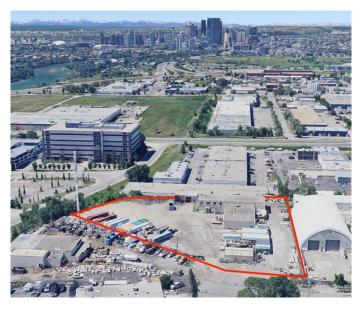
MLS® #A2215165

#### \$3,650,000

0 Bedroom, 0.00 Bathroom, Commercial on 2.19 Acres

Meridian, Calgary, Alberta

ONCE IN A GENERATION opportunity to purchase an inner-city industrial property with sweeping views of the Calgary skyline and the beautiful Rocky Mountains! Sitting atop a ridge line, this property is an incredible redevelopment opportunity. Although the building is functional and still in use by the current owner, there is so much more that can be done with this site. And where else can you find an industrial lot with this large of a yard within a five minute drive of the downtown core? It comes with a clean Phase 1 environmental report completed in 2025, a compliant RPR report from 2016, and an appraisal report from 2024 valuing the property at \$3.8 million.





Built in 1966

### **Essential Information**

MLS® #	A2215165
Price	\$3,650,000
Bathrooms	0.00
Acres	2.19
Year Built	1966
Туре	Commercial
Sub-Type	Industrial
Status	Active

## **Community Information**

Address

415 Monument Place Se



Subdivision	Meridian
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1X4

## **Additional Information**

Date Listed	April 25th, 2025
Days on Market	119
Zoning	I-G

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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