

1255 45 Avenue NE
Calgary, Alberta

MLS # A2135491



\$2,995,000

Division: McCall

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 12,902 sq.ft.

Zoning: I-G

Heating: Forced Air, Natural Gas

Floors: -

Roof: Rubber

Exterior: Brick, Concrete

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.17 Acres

Lot Feat: -

This exceptional 1.17- acre development site is IDEALLY LOCATED near Calgary International Airport (YYC) in the desirable McCall Park area. The property features two older warehouses, each comprising 6388 sq.ft.- totaling TEN (10) FULLY RENTED UNITS and providing immediate rental income! There are six (6) bays of approximately 1500 sq ft and four (4) bays of approximately 1000 sq ft – each containing 15 ft ceilings and OVERHEAD LOADING DOORS. Current ANNUAL RENTAL INCOME of approximately \$211,800. With SIGNIFICANT UPSIDE POTENTIAL, this site offers an excellent investment opportunity for FUTURE DEVELOPMENT or REDEVELOPMENT in a strategic location! Easy access to 32 Avenue NE and Deerfoot Trail, as well as 12 ST Corridor.