

780-832-5880

cord@gpremax.com

4202, 16 Street Street SE Calgary, Alberta

MLS # A2186068



\$2,690,000

Division: Alyth/Bonnybrook

Type: Industrial

Bus. Type:
Sale/Lease: For Sale

Bldg. Name:
Bus. Name:
Size: 11,007 sq.ft.

Zoning: Industrial Redevelopment

Heating: Make-up Air, Overhead Heater(s), Forced Air, Natural Gas, Radiant Addl. Cost: Floors: **Based on Year:** Cable, Electricity Connected, Natural Gas, Phone, Sewer Roof: **Utilities:** Metal **Exterior:** Parking: Metal Frame, Metal Siding Water: Lot Size: Public Sewer: **Public Sewer** Lot Feat: Corner Lot Inclusions: NA

This is a centrally located free standing building on a 0.60 Acre corner lot in Alyth/Bonneybrook. The Subject Property is 11,007 rentable square feet. Features include heavy power, 1 drive-through bay with sump, 2 drive-in loading doors, & an exterior dock platform at rear of property. The building has a make-up air unit. New LED lighting throughout warehouse/shop space. Close proximity to Blackfoot Trail, Ogden Road, & Deerfoot Trail. Property is available for sale or lease. On a Lease basis, the property is available at a Base Rent starting at \$15.00 PSF.