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109, 18 HIGHLAND PARK WAY NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Airdrie, Alberta



Listing ID:
29910


MLS ID:
A2204695

\$2,300,000



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 109, 18 Highland Park Way NE, Airdrie , Alberta T4A 2L5

Transaction Type For Sale	Days On Market 164	Zoning IB-2
Subdivision NONE	Year Built 2013	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 1411960
Building Area (Sq. Ft.) 9249.00	Building Area (Sq. M.) 859.25	Lot Size (Sq. Ft.) 8438
Lot Size (Acres) 0.19	Inclusions N/A	Restrictions Call Lister
Reports Call Lister		

9,249 Sq. Ft. 'A' class industrial bay located in Airdrie's Highland Park Industrial, which is Airdrie's newest industrial park with high quality architectural controls. Airdrie has favorable property taxes compared to the City of Calgary which has attracted many tenants and owner-users to this area. Developed by Beedie and; awarded for excellence from the Urban Development Institute (UDI). The building is constructed in insulated concrete panels and EPDM roofing system. This unit has a total of 1,560 Sq.Ft. of bright and spacious office space over two floors. The warehouse space consists of 7,689 Sq.Ft. with two dock doors (8.5 Ft width x 10 Ft height) with 40,000 lbs hydraulic levelers and one drive-in door (12 Ft width x 14 Ft height). Other specifications include 26 Ft clear ceiling height, T5H0 lighting, two 6 Ft. x Ft. skylights, make-up air, and ESFR sprinklers. The electric power consists of 200 Amps at 347/600 Volts (to be confirmed). And this bay also includes ample parking of 11 reserved parking stalls. Large marshalling area to accommodate 53' trailers. Furnishing and select warehousing/equipment negotiable. Large green space with pond in front of building. Only three minutes to Highway 2 (QEII) and 12 minutes to City of Calgary (Stoney Trail)

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