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990 101 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
31168


MLS ID:
A2235899

\$35,000,000



 **DARYA PFUND**
 (888) 323-1998

 Easy List Realty
 888-323-1998

 990 101 Street SW, Calgary , Alberta T3H 3Z5

Transaction Type

For Sale

Days On Market

2

Zoning

DC

Subdivision

NONE

Year Built

2025

Structure Type

Other

Property Type

Commercial

Property Sub Type

Warehouse

Legal Plan

8810857

Building Area (Sq. Ft.)

64450.00

Building Area (Sq. M.)

5987.55

Lot Size (Sq. Ft.)

210974

Lot Size (Acres)

4.84

Inclusions

Office/bathroom fixtures

Restrictions

Tree Preservation,Utility Right Of Way

Reports

Audited Financial
Statements,Environmental Phase
1,Formal Lease,Incl. GST w/ Rebate to
Builder,Property Disclosure,Restricted
Covenants,RPR Without
Compliance,Surface Leases,Unaudited
Financial Stmnts

For more information, please click Brochure button. A 4.87-acre self-storage development along the west corridor of the City of Calgary. The site, located at 990 101 Street SW, is a Class A drive-up outdoor storage facility that will be operated under the Otter Self Storage banner, and consists of 589 units and 65,150 square feet of leasable area. With an immediate trade area of over 60,000 residents, and no immediate potential competitors, Otter Self Storage is extremely well positioned in the marketplace. Additionally, annual incomes from the trade area average over potentially \$280,000 annually, acting as a catalyst for one of the deepest self-storage markets in the country. Estimated completion date October 21, 2025. Listing contains rendering photos.

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