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9415 44 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Calgary, Alberta



Listing ID:
31966


MLS ID:
A2254481

\$4,950,000



 **CHARLES RUSSELL**
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 403-245-5245

 9415 44 Street SE, Calgary , Alberta T2C 2P7

Transaction Type For Sale	Days On Market 1	Zoning I-G
Subdivision South Foothills	Year Built 1991	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 8911767
Building Area (Sq. Ft.) 9477.00	Building Area (Sq. M.) 880.43	Lot Size (Sq. Ft.) 192099
Lot Size (Acres) 4.41	Footprint (Sq. Ft.) 9477	Inclusions N/A
Restrictions None Known	Reports RPR	

Full service crossdock logistics facility with maintenance shop and storage yard, 4.41 acre site in a convenient SE location in South Foothills with good access to 90 Avenue, Glenmore Trail, Barlow Trail and 52 Street, pre-engineered steel buildings with metal cladding and metal roofs, crossdock building is 4933 sf with 16 dock height doors with levelers and 1 drive in door, office area is 1260 sf on two floors, 3044 sf maintenance shop with two drive through bays, new 1500 sf cold storage building, radiant heaters in warehouse and shop, rooftop HVAC unit for office floors, hardened yard with capacity for storage of over seventy highway trailers, forty parking stalls for staff and visitors at front of building, lease option: \$256,000 per annum triple net, 5 year term, international freight business and equipment also available at market value.

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