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2001, 4 HIGHLAND PARK GREEN NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Airdrie, Alberta



Listing ID:
34698


MLS ID:
A2298452

\$2,300,000



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 2001, 4 Highland Park Green NE, Airdrie , Alberta T4A 2G2

Transaction Type For Sale	Days On Market 1	Zoning IB-2
Subdivision NONE	Year Built 2017	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 1710955
Building Area (Sq. Ft.) 8267.00	Building Area (Sq. M.) 768.02	Lot Size (Sq. Ft.) 8266
Lot Size (Acres) 0.19	Inclusions n/a	Restrictions Call Lister
Reports Call Lister		

8,267 Sq. Ft. 'A' class industrial bay with dock and drive-in 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. Quality industrial space with 1 drive-in door (12 Ft w x 14 Ft h) and 2 dock door (8 Ft w x 10 Ft h). Quality office space, which includes two private offices, open concept, kitchenette, and one accessible washroom. 5,367 SF of warehouse, 200 Amps of power at 347/600 Volts, 26 Ft of clear ceiling height, T5H0 lighting, two 6 Ft. x Ft. skylights, and ESFR sprinklers. And this bay also includes ample parking of 12 reserved parking stalls. No business tax and lower property tax compared to Calgary. Only three minutes to Highway 2 (QEII) and 12 minutes to City of Calgary (Stoney Trail). Availability is negotiable.

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