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5, 7948 51 STREET SE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
35395


MLS ID:
A2313013

\$739,000



 **RYAN STULP**
 (587) 839-1432

 The Real Estate District
 403-618-6984

 5, 7948 51 Street SE, Calgary , Alberta T2C 4R2

Transaction Type

For Sale

Zoning

I-G

Subdivision

Foothills

Year Built

1998

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Warehouse

Legal Plan

9810870

Building Area (Sq. Ft.)

2312.97

Building Area (Sq. M.)

214.88

Inclusions

n/a

Restrictions

Restrictive Covenant

Reports

Floor Plans, Title

Well-located industrial condominium opportunity in Foothills Industrial Park offering approximately 3,296 SF of interior space including 2,306 SF main floor area plus 989 SF second floor/mezzanine area. Functional layout featuring warehouse/shop space, 14' drive-in loading door, sump, sink basin with water/drains, ample power, and secure gated common marshalling/loading area with excellent circulation and loading access. Improved office component includes reception/workspace areas, office potential, and 2 washrooms. I-G zoning supports a variety of industrial and service commercial uses. Excellent southeast Calgary location with convenient access to Glenmore Trail and 52 Street S.E. plus rear building signage exposure to 52 Street.

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