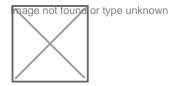


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8512 44 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 19907

MLS ID: A2007036

\$5,495,000



- △ GERRY MACDONALD
- **2** (403) 291-0425
- □ CMS REAL ESTATE LTD.
- **403-291-0425**
- 8512 44 Street SE, Calgary , Alberta T2C2P6

Transaction Type

For Sale

Title

Fee Simple

Days On Market

Structure Type

531

Year Built

1980

2.37

I-G

Subdivision

South Foothills

Building Type Manufacturing

Lot Size (Acres)

Zoning

Property Type

Commercial

Property Sub Type

Legal Plan

Industrial

Industrial

Building Area (Sq. M.)

0610435

23628.00

2195.09

Lot Size (Sq. Ft.)

103237

Footprint (Sq. Ft.)

Building Area (Sq. Ft.)

19994

Construction Type

Brick

Roof

Flat Torch Membrane

Access to Property

Direct Access

Reports

Inclusions

None

Restrictions None Known

Heating

Overhead Heater(s), Forced Air, Natural

Gas

Building Plans, Floor Plans, Title

Rare opportunity to purchase a manufacturing property with heavy power of 1200 amps and 4, 3 Ton cranes. Building is well situated on 2.37 acres allowing for ample yard storage for equipment and materials. A total of 9 Drive in bays, with 1 allowing for Drive Thru access. Main floor is made up of approximately 3,634 sq.ft. of office space and 16,363 sq.ft. of warehouse space. The second floor office of 3,634 sq.ft. has been recently renovated and has a very functional layout with offices and boardrooms around the perimeter with open work space in the interior.

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