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8512 44 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
19907


MLS ID:
A2007036

\$5,495,000



 **GERRY MACDONALD**
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 **CMS REAL ESTATE LTD.**
 403-291-0425

 8512 44 Street SE, Calgary , Alberta T2C2P6

Transaction Type For Sale	Title Fee Simple	Days On Market 531
Year Built 1980	Lot Size (Acres) 2.37	Zoning I-G
Subdivision South Foothills	Building Type Manufacturing	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 0610435
Building Area (Sq. Ft.) 23628.00	Building Area (Sq. M.) 2195.09	Lot Size (Sq. Ft.) 103237
Footprint (Sq. Ft.) 19994	Construction Type Brick	Roof Flat Torch Membrane
Access to Property Direct Access	Inclusions None	Restrictions None Known
Reports Building Plans,Floor Plans,Title	Heating Overhead Heater(s),Forced Air,Natural Gas	

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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