

# FOR SALE

**6,465 SF**  
INDUSTRIAL BUILDING



**220 - 40 AVENUE NE**  
CALGARY, AB

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Independently Owned & Operated

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CMS Real Estate Ltd, Brokerage  
136 - 17 Avenue NE, Calgary, AB

# PROPERTY OVERVIEW

## \$1,900,000

### Property Overview

- Great owner/user space located in Greenview Industrial Park
- Stand-alone property with office build-out over two floors that includes a kitchenette, several private offices and reception area
- Approximately 1,500 SF main floor office area
- Building extensions on both sides of the building, currently used for storage
- Includes rear fenced compound, potential to acquire racking and a forklift
- Chip equipment in building is for sale
- Close proximity to McKnight Blvd, Edmonton Trail and Deerfoot trail
- Please call listing realtor John Hamilton (403-815-9041) for details

### Property Features

- |                                    |  |
|------------------------------------|--|
| ■ Total Building Size: 6,465 SF    | ■ Loading: 2 - DI doors (10' x 12')          |
| ■ Office Area Main: 1,500 SF       | ■ Clear Height: 12'                          |
| ■ Office Area - 2nd: 1,200 SF      | ■ Power: 400 Amp                             |
| ■ Warehouse Area: 3,765 SF         | ■ Heating: Gas fired unit heater             |
| ■ Land Area: 0.213 Acres           | ■ Taxes: \$27,710 (2024)                     |
| ■ Zoning: I-G (Industrial General) | 2nd Floor Tenant - Gross Rent \$1,250/month. |

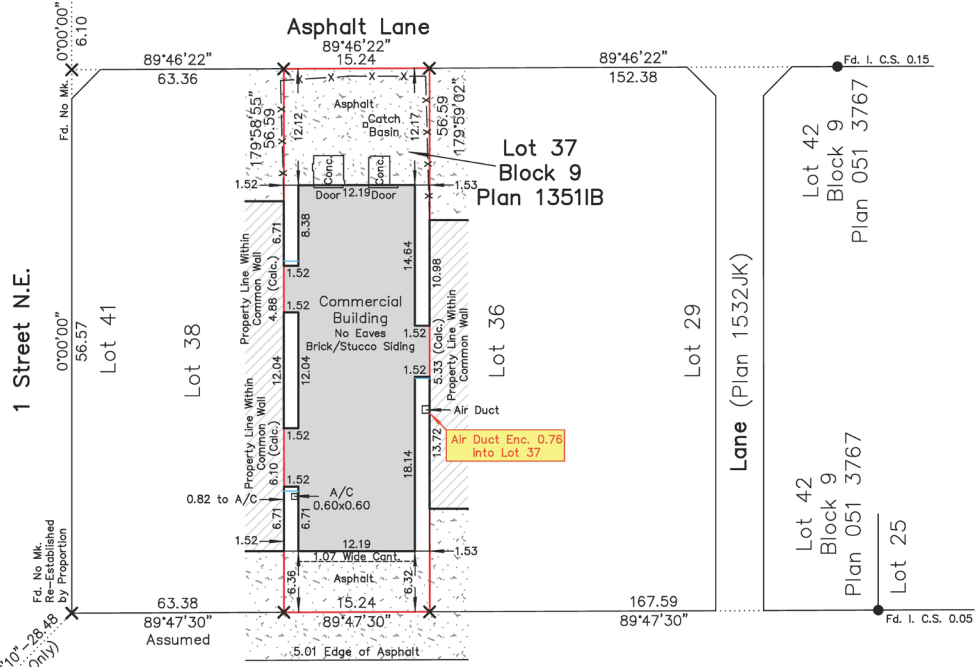
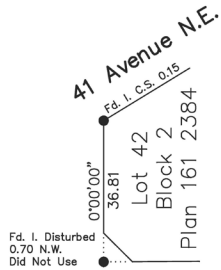
# PROPERTY PHOTOS



## ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



The City of Calgary Planning and Development  
**CERTIFICATE OF COMPLIANCE**  
 Provided that all of the information shown on this survey plan is accurate, the location of the building as shown complies with The City of Calgary Land Use Bylaw 1P2007 in accordance with Subdivision Approval or Development Permit No. DP1995-1520  
 This Certificate of Compliance relates only to the building location requirements of the Land Use Bylaw 1P2007 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms and conditions of any easement, covenant, building scheme agreement or other document affecting the building or land.  
 Date: Feb 07, 2022



**ABBREVIATIONS:**

- A - Arc
- Acc. - Accessory
- A/C - Air Conditioner
- Bldg - Building
- BOC - Back of Curb
- BOW - Back of Walk
- Calc. - Calculated
- Cont. - Cantilever
- Conc. - Concrete
- C.S. - Countersunk
- DH - Drill Hole
- Enc. - Encroaches
- Fd. - Found
- I. - Iron Post
- M.A. - Maintenance Access
- Mk. - Mark
- O.D. - Overland Drainage
- P/L - Property Line
- R - Radius
- Reg. - Registration
- Ret. - Retaining
- R/W - Right of Way
- W/O - Walkout Basement
- W.W. - Window Well

**NOTES:**

Unless Noted Otherwise, Lines Outside Of Property Are Not To Scale.  
 The Building(s) Constructed On The Lands Described Above Have Been Constructed Within The Height Restrictions. And in Accordance With The Requirement As Set Forth in The Calgary International Airport Zoning Regulations.

Area B  
 Plan 921 2522  
 Condominium  
 Plan 771 0245

The City of Calgary Real Estate & Development Services  
**Encroachment Advisory**

An encroachment(s) has been identified on this Real Property Report. Encroachments into City of Calgary property may require authorization to be permitted to remain. An Encroachment Administrator will contact you.

# AREA MAP



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