

Central

AT SUNRIDGE

Industrial Condos | Sunridge Park
3111 27 Street NE Calgary AB

FOR - SALE & LEASE



AVISON
YOUNG

An aerial photograph of a large, modern industrial building with a grey roof and white walls, accented with red and blue panels. The building is situated in an inner city area, surrounded by other commercial buildings, parking lots, and green spaces. In the background, a city skyline and distant hills are visible under a clear blue sky. The text "Brand-new inner city development" is overlaid in the bottom left corner.

Brand-new
inner city development





Highlights

- Rare, brand-new condo development in Calgary NE
- Close proximity to Barlow Trail and 32 Avenue NE
- Zoning allows for a variety of permitted use
- Mix of both dock and drive-in loading
- Mezzanine space included in Bays
- Design-build available at Building "B"
- Structure is rated for installation of solar panels

Details

Sunridge Industrial Park

Address:	3111 27 Street NE
District:	Sunridge
Zoning:	Direct Control (DC87D2022)
Site size:	6.35 Acres

Building "A"

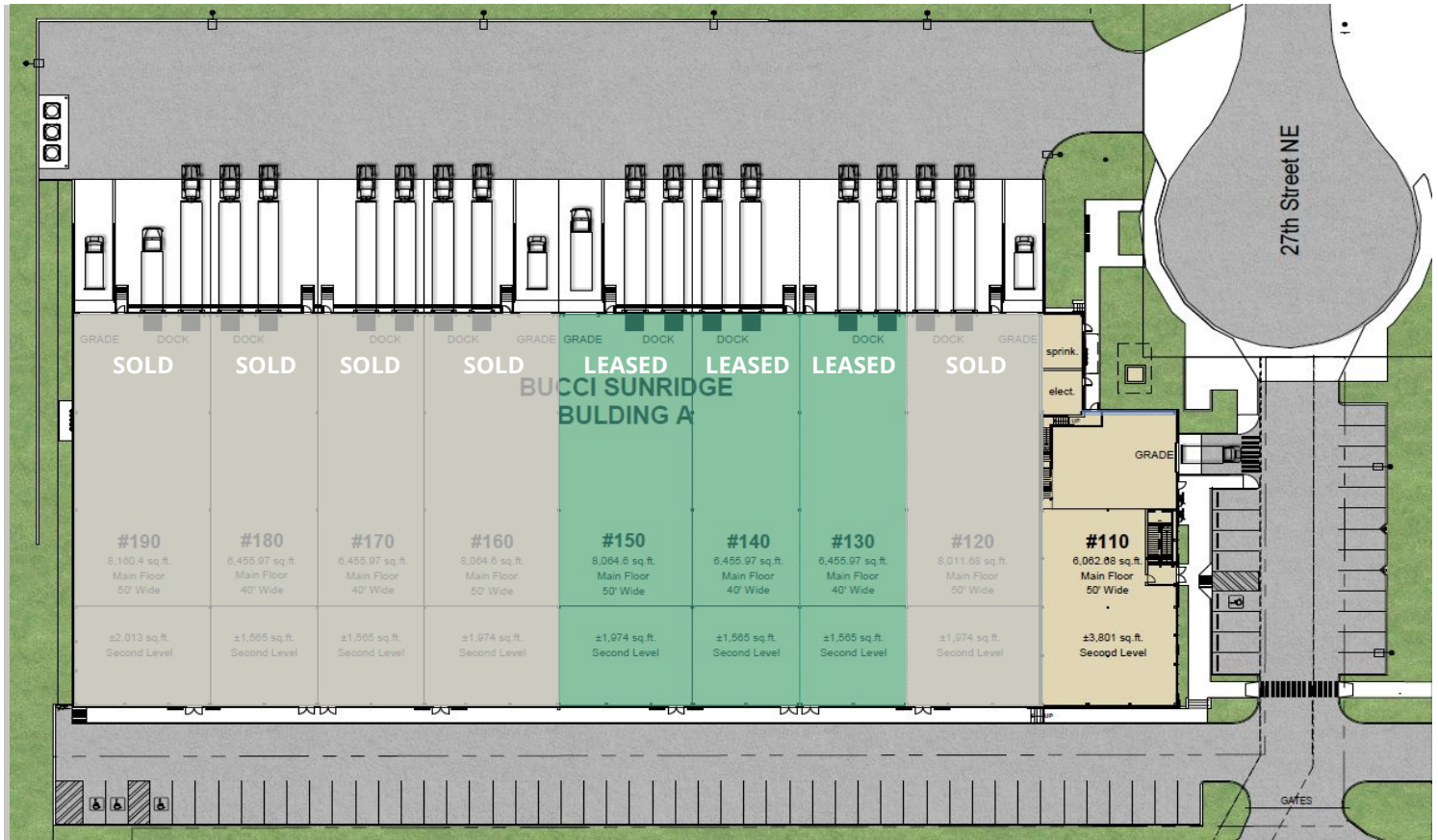
Available Area:	9,863 – 26,081 SF
Availability:	Immediately
Clearance Height:	30'
Power:	200 Amps (per unit)
Parking Ratio:	1 : 1,193 SF
Lighting:	LED
Sprinklers:	ESFR
Condo Fees:	TBV

Building "B"

Available Area:	6,330 – 52,371 SF (Design-build available)
Completion Date:	2025 (TBV)

Building A

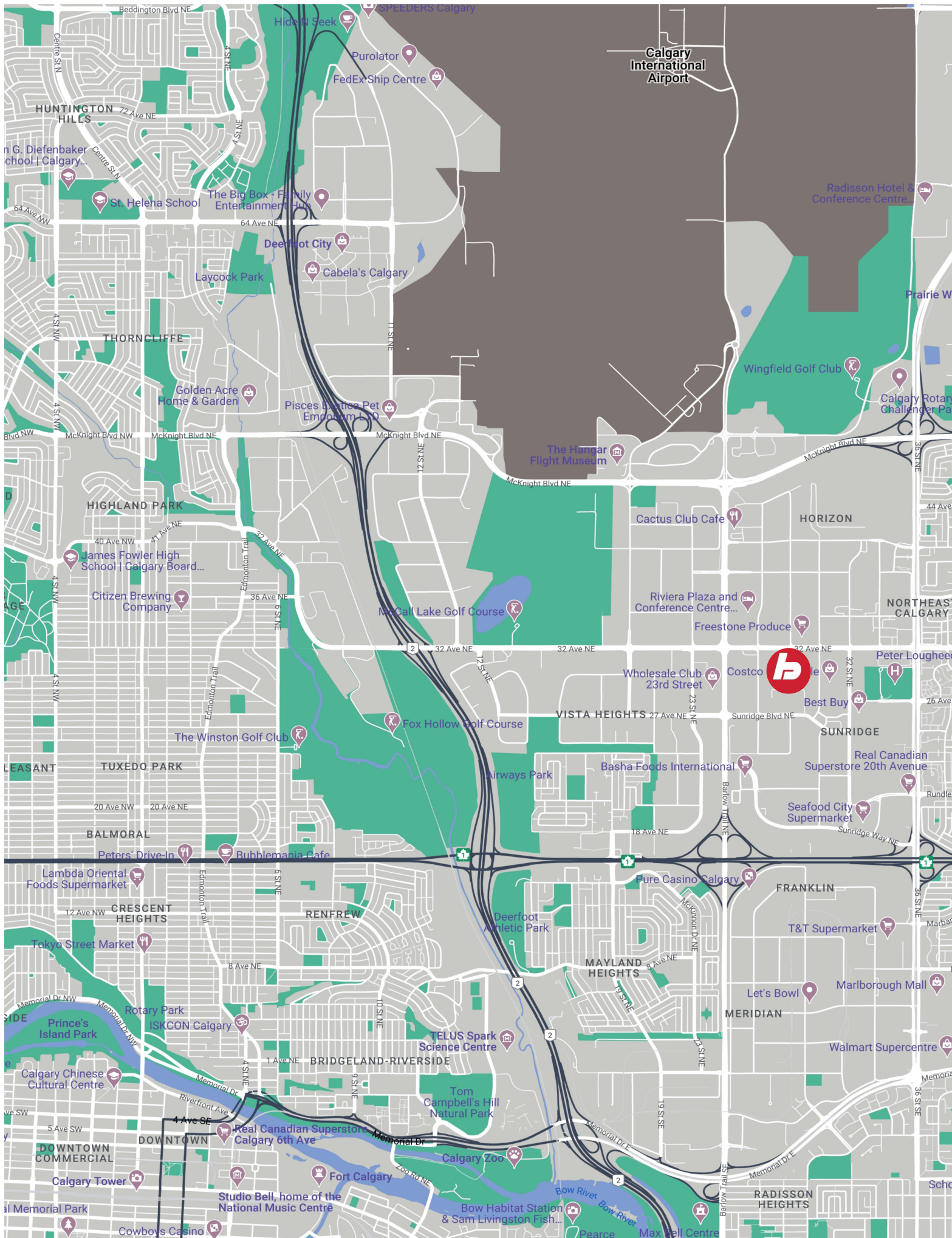
82,183 sf

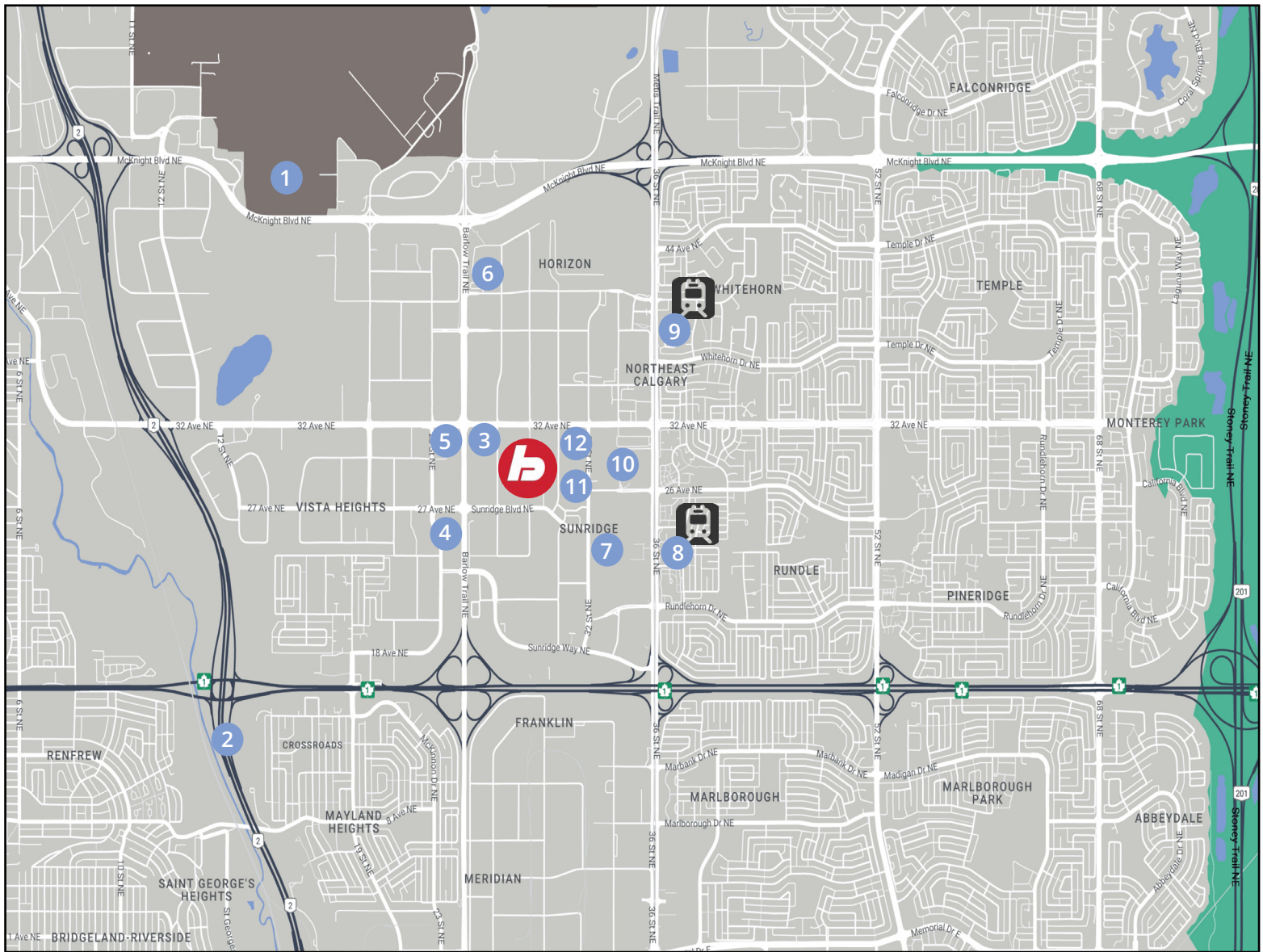


Pricing

Condo #		Total SF	Mezzanine SF	Loading	Sale Rate (\$/PSF)	Sale Price (Total)
Unit 190	SOLD	10,173	2,013	2DK, 1G	\$278	\$2,828,094
Unit 180	SOLD	8,021	1,565	2DK	\$278	\$2,229,838
Unit 170	SOLD	8,021	1,565	2DK	\$278	\$2,229,838
Unit 160	SOLD	10,039	1,974	2DK, 1G	\$278	\$2,790,842
Unit 150	LEASED	10,039	1,974	2DK, 1G	\$278	\$2,790,842
Unit 140	LEASED	8,021	1,565	2DK	\$278	\$2,229,838
Unit 130	LEASED	8,021	1,565	2DK	\$278	\$2,229,838
Unit 120	SOLD	9,986	1,974	2DK, 1G	\$278	\$2,776,108
Unit 110		9,863	3,801	1G	\$278	\$2,741,914

*Unit sizes may slightly differ and prices are subject to change





1. YYC International Airport
2. To Downtown Calgary
3. HUSKY Truckstop
4. Sharkclub
5. JOEY Barlow
6. Cactus Club

7. Sunridge Mall
8. Rundle LRT
9. Whitehorn LRT
10. Peter Lougheed Hospital
11. RONA
12. Costco

DINING

Original Joe's
Moxie's Bar & Grill
Cattle Baron
CHOP Steakhouse
Bar Earls Kitchen
A&W Canada
McDonald's, Wendy's
Tim Hortons
Starbucks, Subway

SHOPPING

Best Buy
Lowe's
Safeway
Freestone Produce
London Drugs
STAPLES
Toys R Us
Superstore
Chapters

COMFORT

Best Western
Holiday Inn
Days Inn Wyndham
Sheraton Cavalier Calgary
Sandman Hotel
Hilton Garden Inn Comfort
Inn & Suites Courtyard by
Marriott

SERVICES

Good Life Fitness Cineplex
Odeon Sunridge
Professional Centre
RBC Royal Bank
Scotia Bank
TD Canada Trust
BMO Bank of Montreal
Servus Credit Union
Budget Car + Truck Rental

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