

F O R S A L E

4 3 0 3 1 1 S T R E E T S E

Calgary, Alberta / T2G 4X1



## PROPERTY DESCRIPTION

ZONING: I-G (Industrial - General)

YEAR BUILT: 1977

BUILDING AREA: 12,125 sq. ft.

SITE SIZE: 0.92 acres (30% site coverage)

PARKING: 3.96/1,000 sq. ft.

SALE PRICE: \$2,550,000.00

PROPERTY TAXES: \$28,848.43

AVAILABILITY: Negotiable

## PROPERTY HIGHLIGHTS



### • Rare Standalone Office Building

Featuring a mix of private offices and large training rooms

### • Convenient Location

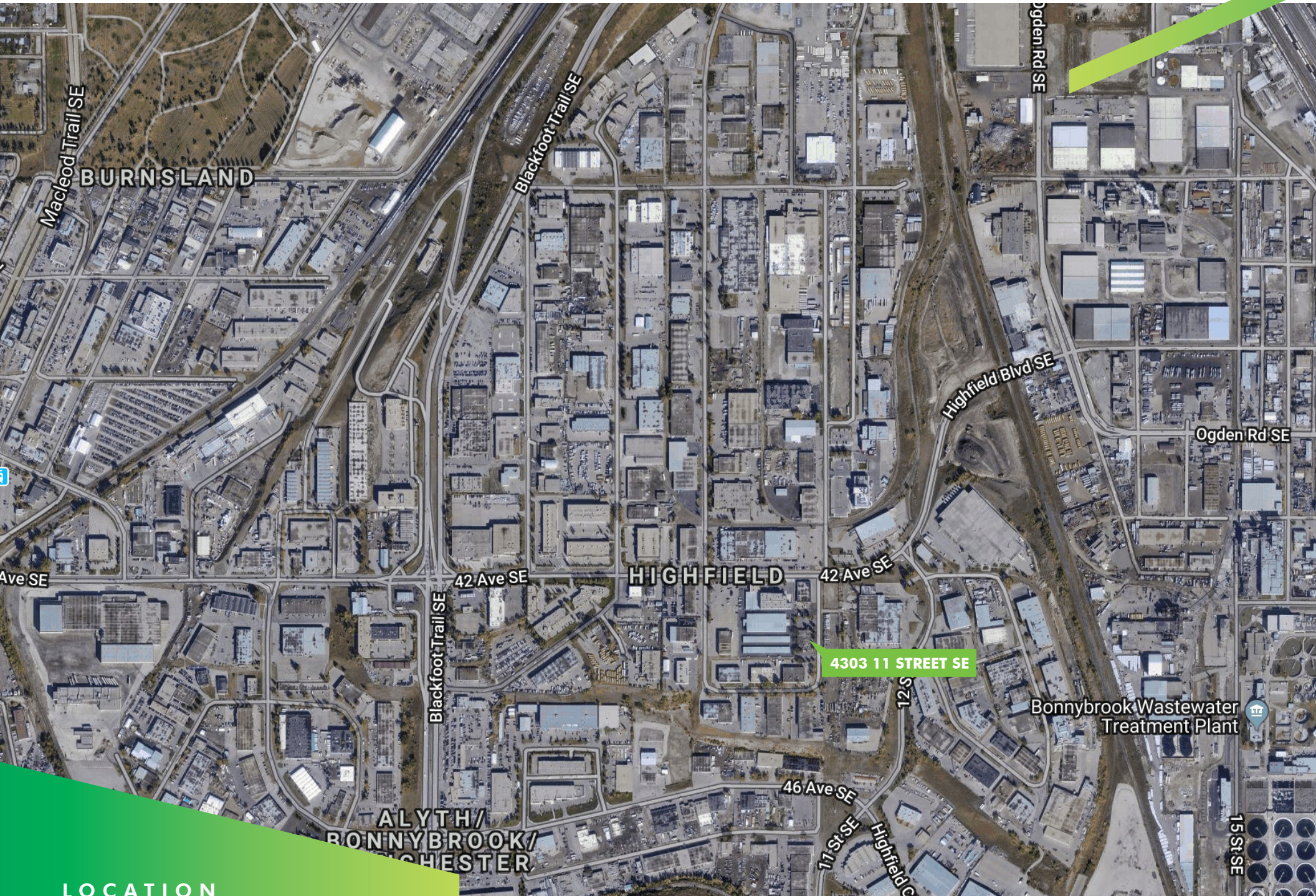
Located in Highfield industrial area. Easy access to Blackfoot Trail SE, 42 Street SE and Ogden Road. Approximately 10 minutes from Downtown Calgary



### • Nearby Amenities

Alloy Restaurant, Fratello Coffee, Subway, Holy Smoke, Coco Brooks Pizza, Shell Gas Station and Tim Hortons





Macleod Trail SE

BURNSLAND

Blackfoot Trail SE

Ogden Rd SE

Highfield Blvd SE

Ogden Rd SE

Ave SE

42 Ave SE

HIGHFIELD

42 Ave SE

4303 11 STREET SE

Blackfoot Trail SE

Bonnybrook Wastewater Treatment Plant

ALYTH/  
BONNYBROOK/  
CHESTER

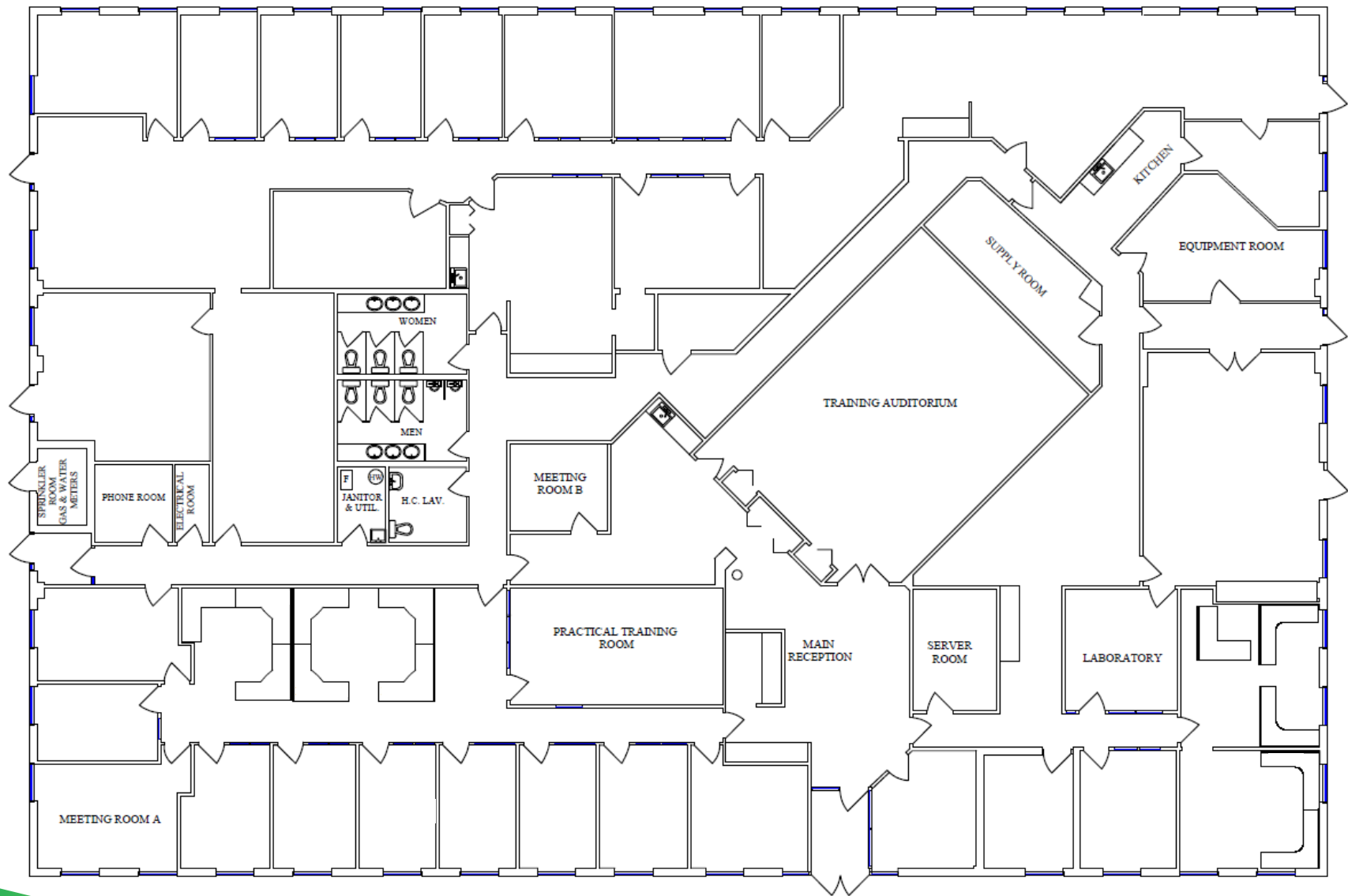
46 Ave SE

11 St SE

Highfield C

15 St SE

LOCATION



## FLOOR PLAN



4 3 0 3 1 1 S T R E E T S E

Calgary, Alberta / T2G 4X1

**PLEASE CONTACT:**

**IAIN FERGUSON**

Executive Vice President

+1 403 750 0803

[ian.ferguson@cbre.com](mailto:ian.ferguson@cbre.com)

\*Lead Broker

**LUKE HAMILL**

Vice President

+1 403 294 5707

[luke.hamill@cbre.com](mailto:luke.hamill@cbre.com)

\*Lead Broker

**CAMERON WOODS**

Sales Representative

+1 403 303 4562

[cameron.woods@cbre.com](mailto:cameron.woods@cbre.com)

**BLAKE ELLIS**

Sales Representative

+1 403 750 0519

[blake.ellis@cbre.com](mailto:blake.ellis@cbre.com)

**EVAN RENWICK**

Sales Representative

+1 403 750 0807

[evan.renwick@cbre.com](mailto:evan.renwick@cbre.com)

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.