

3320 50 Avenue SE

Calgary, Alberta

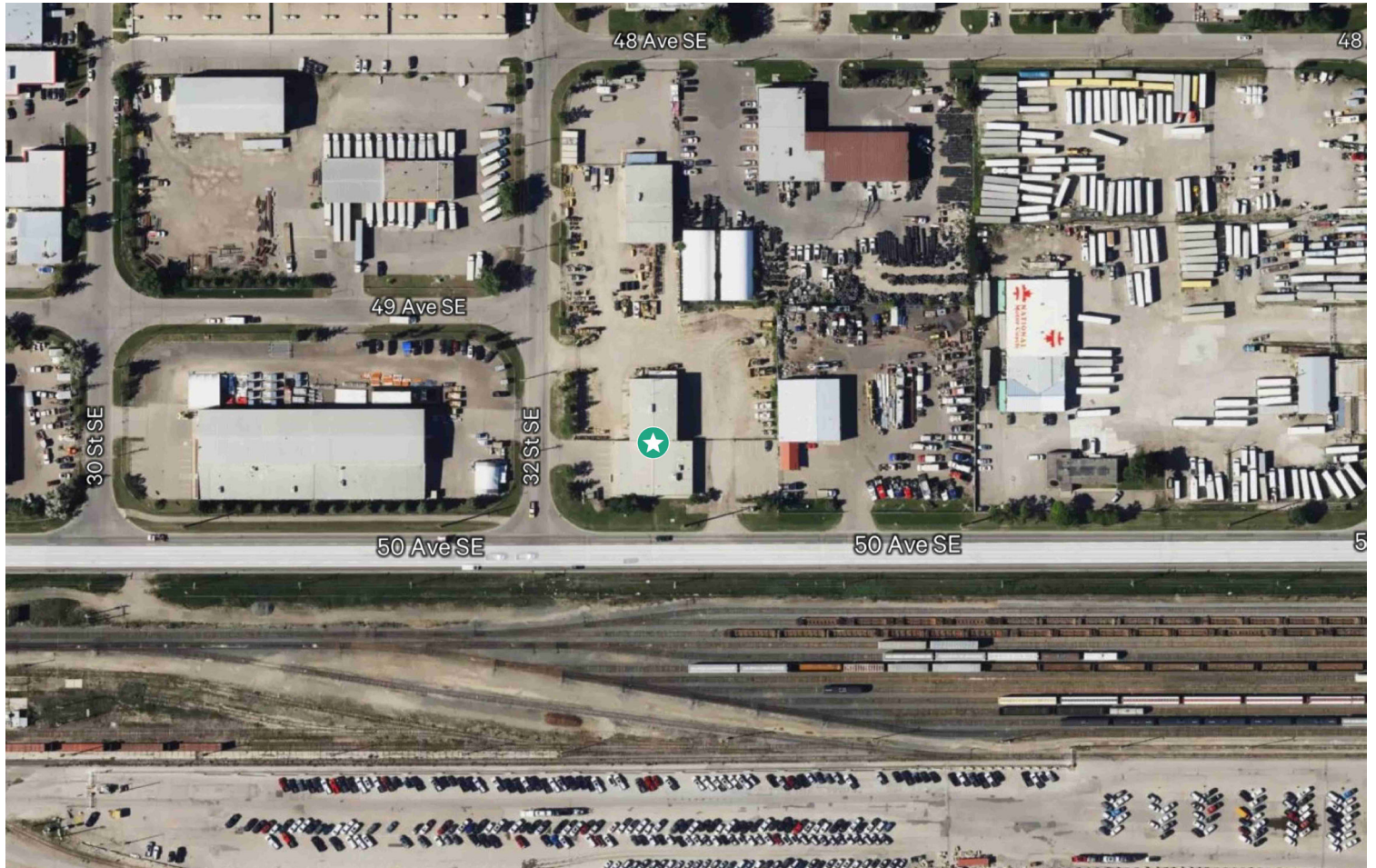
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±11,920 SF Standalone Building with Fenced and Secured Yard



3320 50 Avenue SE

Calgary, Alberta | T2B 3J4



Building Area	Office:	±4,920 SF
	Shop:	±2,827 SF
	Warehouse:	±4,173 SF
	Total Building Area:	±11,920 SF
Zoning	I-G (Industrial-General)	
Site Area	1.59 Acres	
Loading	4 x Drive-through Bays (16'x18') 1 x Drive-in (10'x12')	
Ceiling Height	20'	
Make-up Air	Yes	
Power	600 Amp, 240 Volt	
Crane	1 x 5-ton	
Property Taxes	\$56,732.24 (2023)	
Sale Price	\$4,100,000.00	
Availability	±90 Days from September 2024	

For Sale

I-G

Zoning

1.59

Site Area (Acres)

\$4.1M

Asking Price

Property Highlights

- + Standalone warehouse and office building with yard
- + Facility equipped with air compressor
- + Fenced and secured property
- + Corner lot with two points of ingress/egress
- + Excellent signage opportunity with direct exposure to 50 Avenue SE
- + Central southeast location with convenient access to Peigan Trail, Deerfoot Trail and Stoney Trail SE





Contact Us

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