

1114 & 1118 4316 64 Ave SE



FOR SALE

Property Features

Size: 8,129 sq.ft. Total
Bay 1114: 4,025 sq.ft. Shell Bay
Bay 1118: 4,104 sq.ft.
3,260 sq.ft. Warehouse
844 sq.ft. Main Floor Office
844 sq.ft. Bonus Mezzanine

Loading: Bay 1114: 2 Drive In (12' x 15')
Bay 1118: 1 Drive In (12' x 15')

Power: 225 Amp per bay

Ceiling: 18'5"

Features: Bay 1114: Sump
Bay 1118: MUA (CFM to be determined)

Asking Price: \$1,900,000.00
Taxes: \$16,054.94 (2025) per bay
Condo Fees: \$562.89 (2025) per month per bay

Location: Foothills Industrial- Easy access to major routes such as: Deerfoot Trail, Barlow Trail, 52nd Street, Glenmore Trail, Peigan Trail & Stoney Trail.

Note: Seller will consider selling bays individually
Measurements are based on ANSI/BOMA Industrial Standards



CMS Real Estate Ltd.

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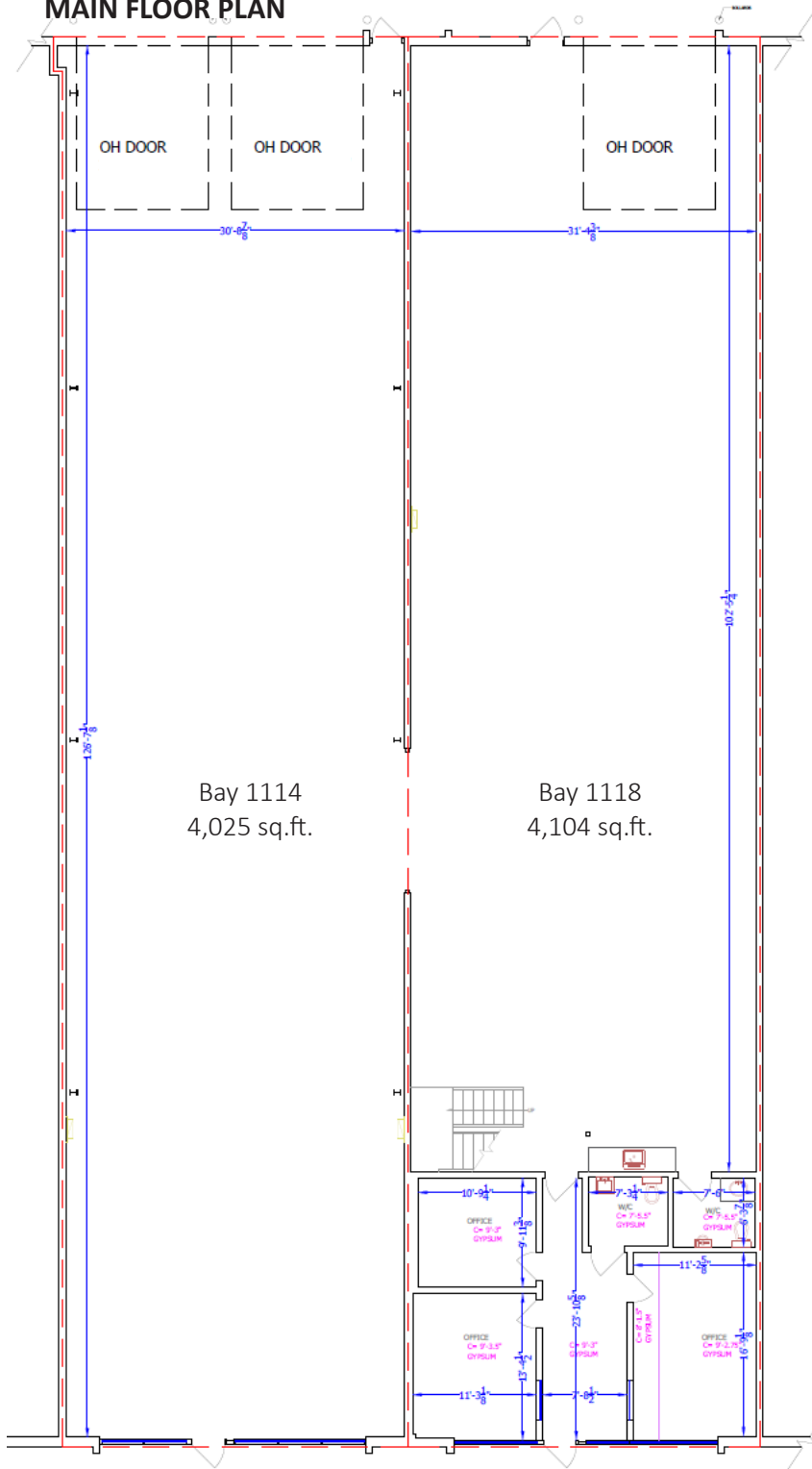
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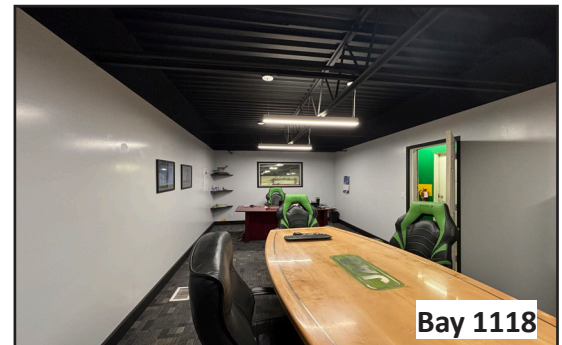
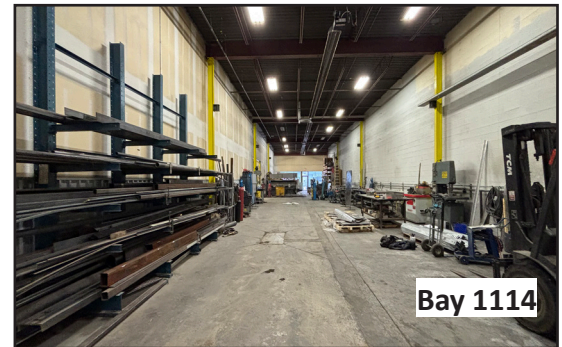
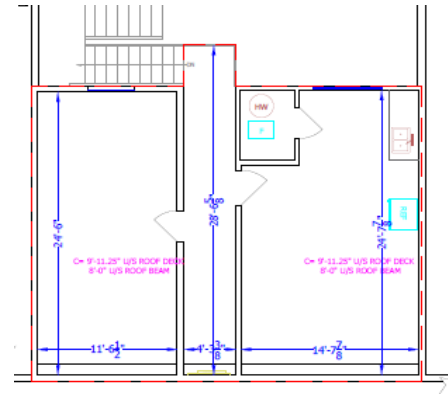
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MAIN FLOOR PLAN



MEZZANINE FLOOR PLAN



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