



WITH FENCED YARD STORAGE

9520 Endeavor Drive SE

Calgary, AB

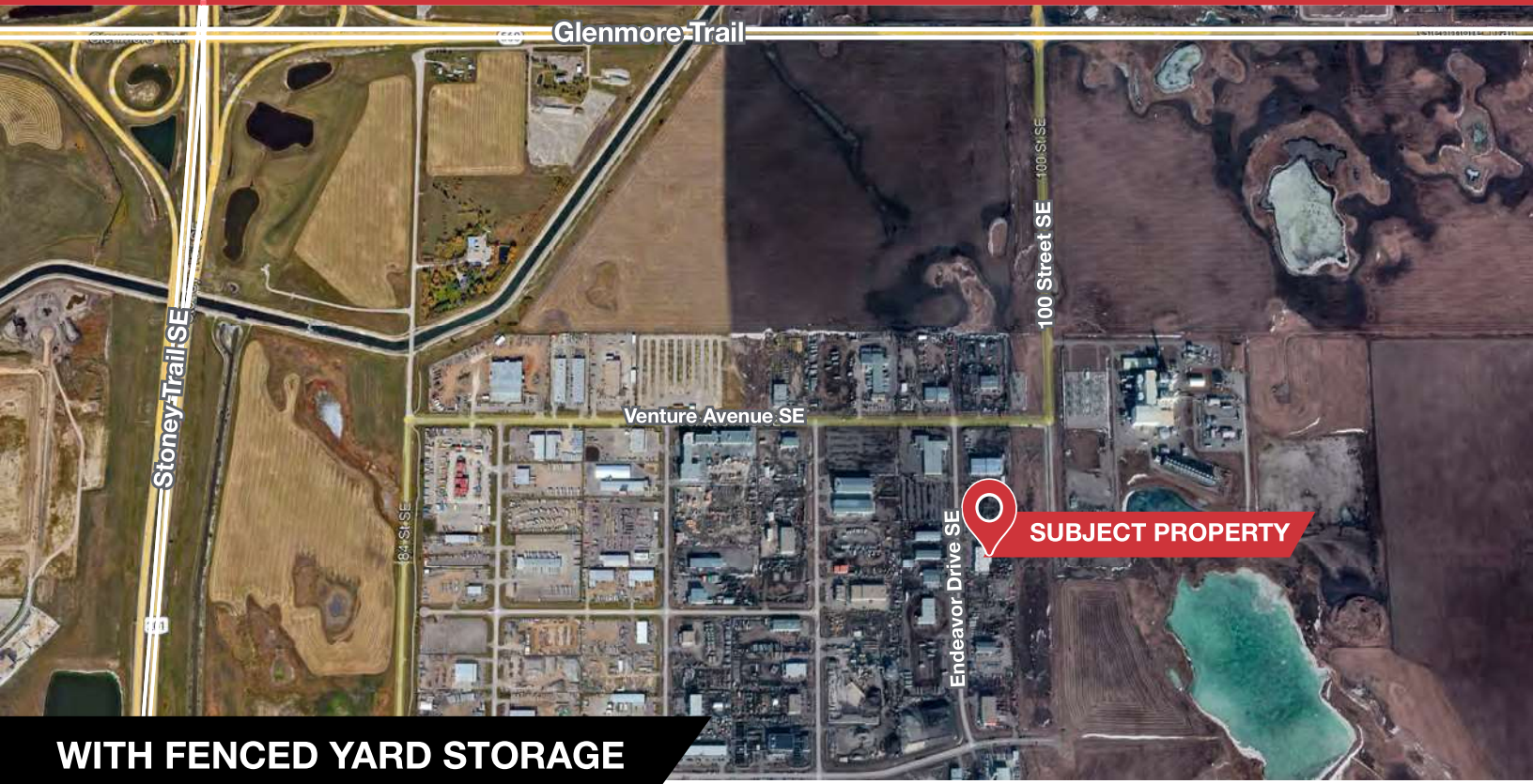
- Newly constructed industrial building.
- Easy access to Glenmore Trail and Stoney Trail SE.
- Property features roof top unit with air conditioning in office.
- 2 offices, open area, Kitchenette, and wheelchair accessible washroom (in warehouse).
- Double compartment sump.
- Make-up Air 1,000 CFM (TBV).
- Lockers included.
- Electrical outlets run throughout warehouse.
- Various outlet sizes.
- Storage mezzanine 11ft deep x 30ft wide.



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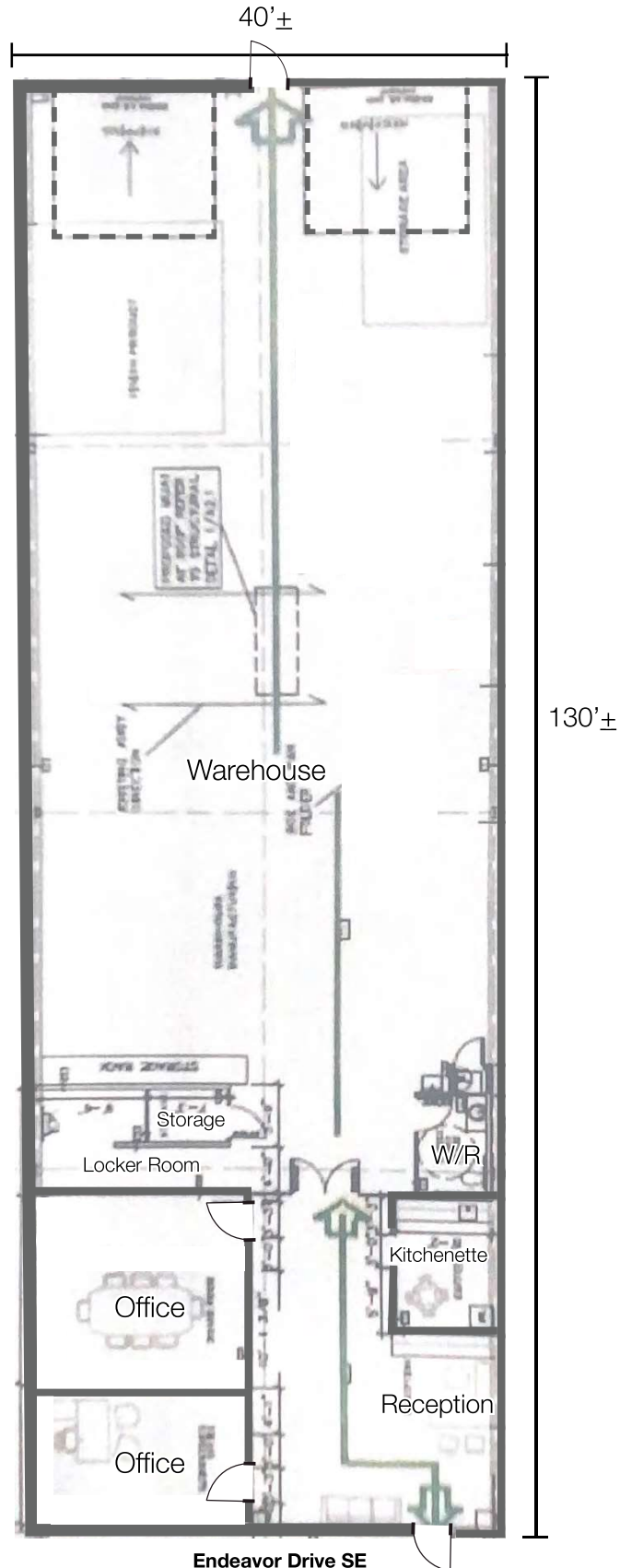
Calgary, AB

District:	Shepard Industrial Park
Zoning:	DC-56
Year Built:	2015
Total Area:	5,232 ± SF
Office:	1,170 ± SF (30'L x 40'W)
Warehouse:	4,062 ± SF (100'L x 40'W)
Yard:	5,470 ± SF (fenced storage)
Asking Price:	\$1,425,000.00
Condo Fees:	\$1,042.91
Property Taxes:	\$22,074.80 (2023)
Heating:	Forced Air
Power:	400 Amp
Loading:	2 Drive-in (14'W x 16'H)
Ceiling Height:	26'
Parking:	Scramble



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FLOOR PLAN



*For information purposes only, not exactly to scale



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