

For Sale

\$2,990,000

6413 35th Street SE

Calgary, AB



Owner User or Investment Opportunity in the heart of the Industrial Foothills.



Call the Listing Agent

Tom Punt

(403) 809-4003

tpunt@romanre.com



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The Property

Sale Price - \$ 2,990,000

Address

6413 35th Street SE, Calgary Alberta T2C 1N2

Size

First Floor - 11,520 SF

Second Floor - 2,880 SF

Total - 14,400 SF

Land

0.53 Acres

Year Built

1977

Loading

2 Bay Doors - 1 Dock Door

Power

400 Amps 600 Volts

Zoning

I-G

Notes:

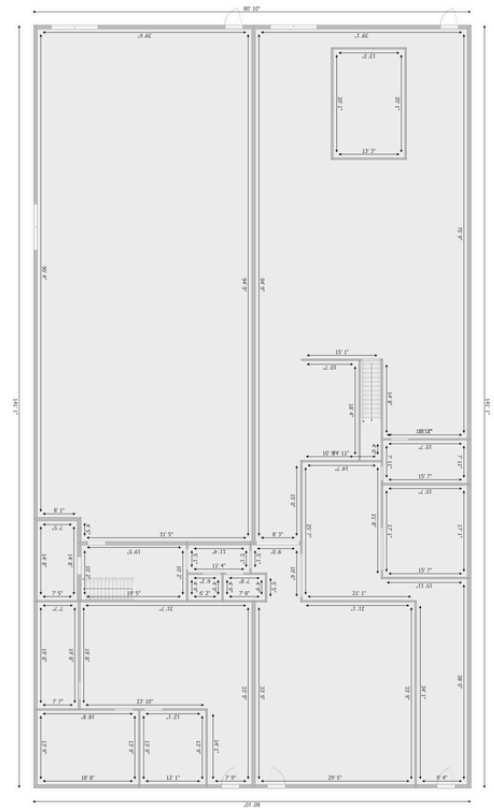
1 Paint Booth Included

Currently two tenants in the building

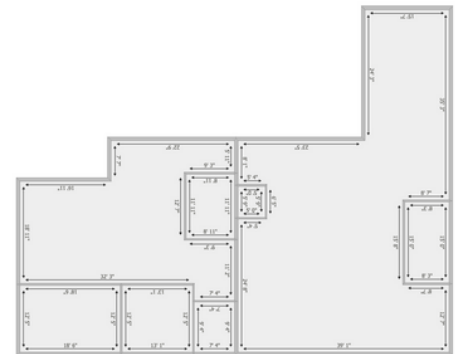
Great Frontage on Barlow Trail

Only one electrical panel for the building

2023 Property Taxes **\$40,466**



First Floor



Second Floor



The information has been obtained from the owner or from sources deemed reliable. We have no reason to doubt the accuracy; however Roman Real Estate (2009) Ltd. and its Agents are unable to guarantee it. All quoted prices exclude the GST. All properties subject to change and/or withdrawal without notice



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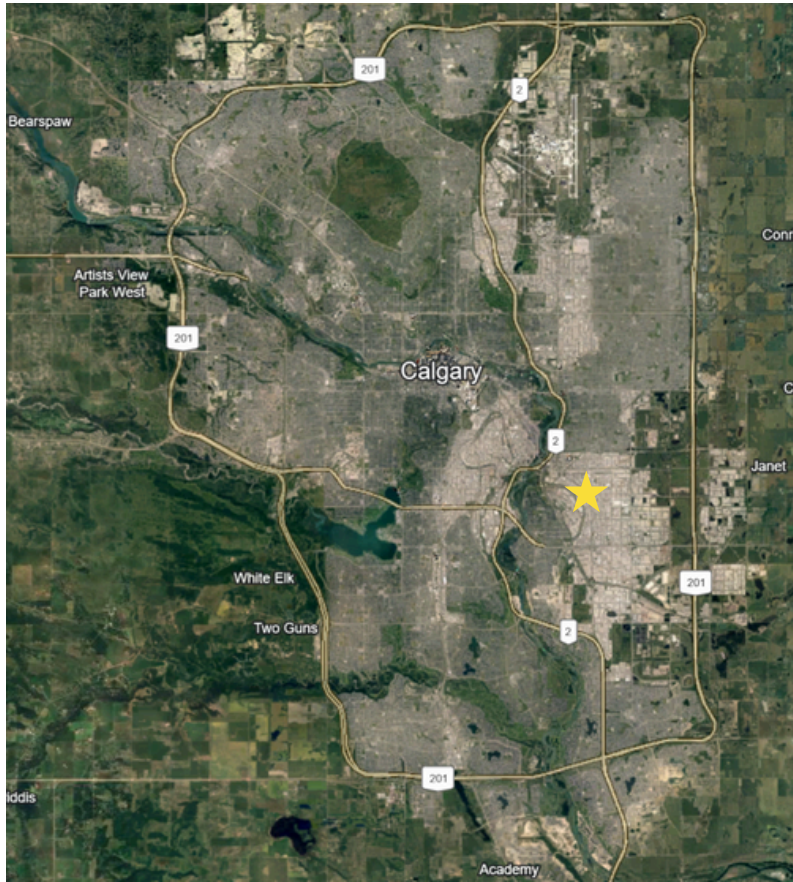
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Location	
Market Type	Large
Submarket	Foothills Industrial
Submarket Type	Other
Legal Description	Plan 751LK, Block 8, Lot 2
Location Classification	Good
Location Description	East of subject is 35 Street SE with Industrial use on the eastside of Barlow Trail SE. South of subject is industrial use, west is industrial use, and north of subject is industrial use.
Parcel Identifier	0010 978 435
Location of Parcel	Mid-Block
Size	
SF / Acres	23,275 / 0.5343

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Site Characteristics

Shape	Rectangular
Topography	Basically Level
Grade	At Grade
Drainage	Good
View / Appeal	Average
Available Utilities	Cable TV, Electricity, Fiber Optics, Gas, Sewer, Telephone, Trash, and Water
Utilities Description	The sites are fully serviced, including electricity, potable water, storm drainage, natural gas etc.
Site Improvements	Low maintenance landscaping
Site Utility	Good

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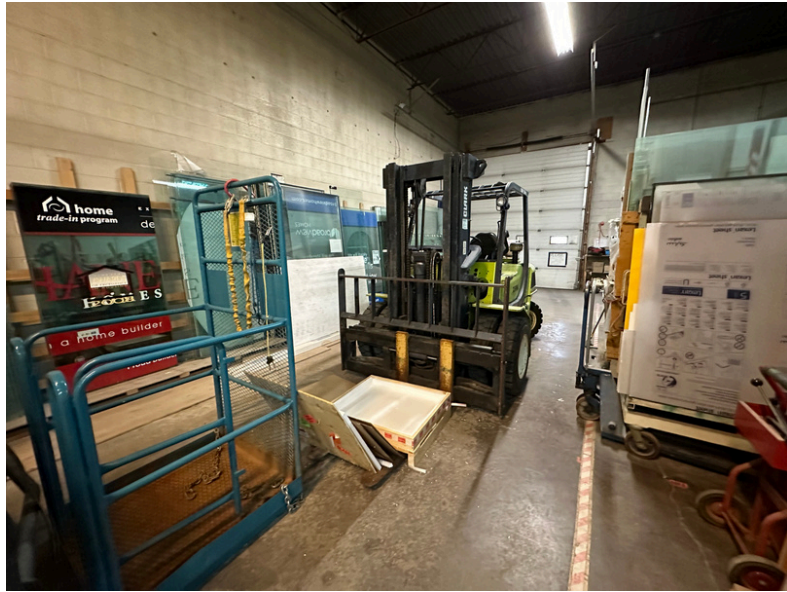
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Glass Unlimited has been in business for over three decades and stands as one of Calgary's premier glass provider. Glass Unlimited works on both Commercial and Residential Projects. Glass Unlimited has been the owner of the building for over 20 years and is willing to sign a lease or relocate.

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