

For Sale

278 - 19 Street NE

Calgary, Alberta



Highlights

- Rare freestanding building on 3.31 acres
- Positioned on a corner lot with multiple access points
- Equipped with heavy power capacity
- Dock and drive-in loading with ample truck marshalling area
- Excellent central location in close proximity to Downtown Calgary, Deerfoot Trail, Barlow Trail, and Highway 1



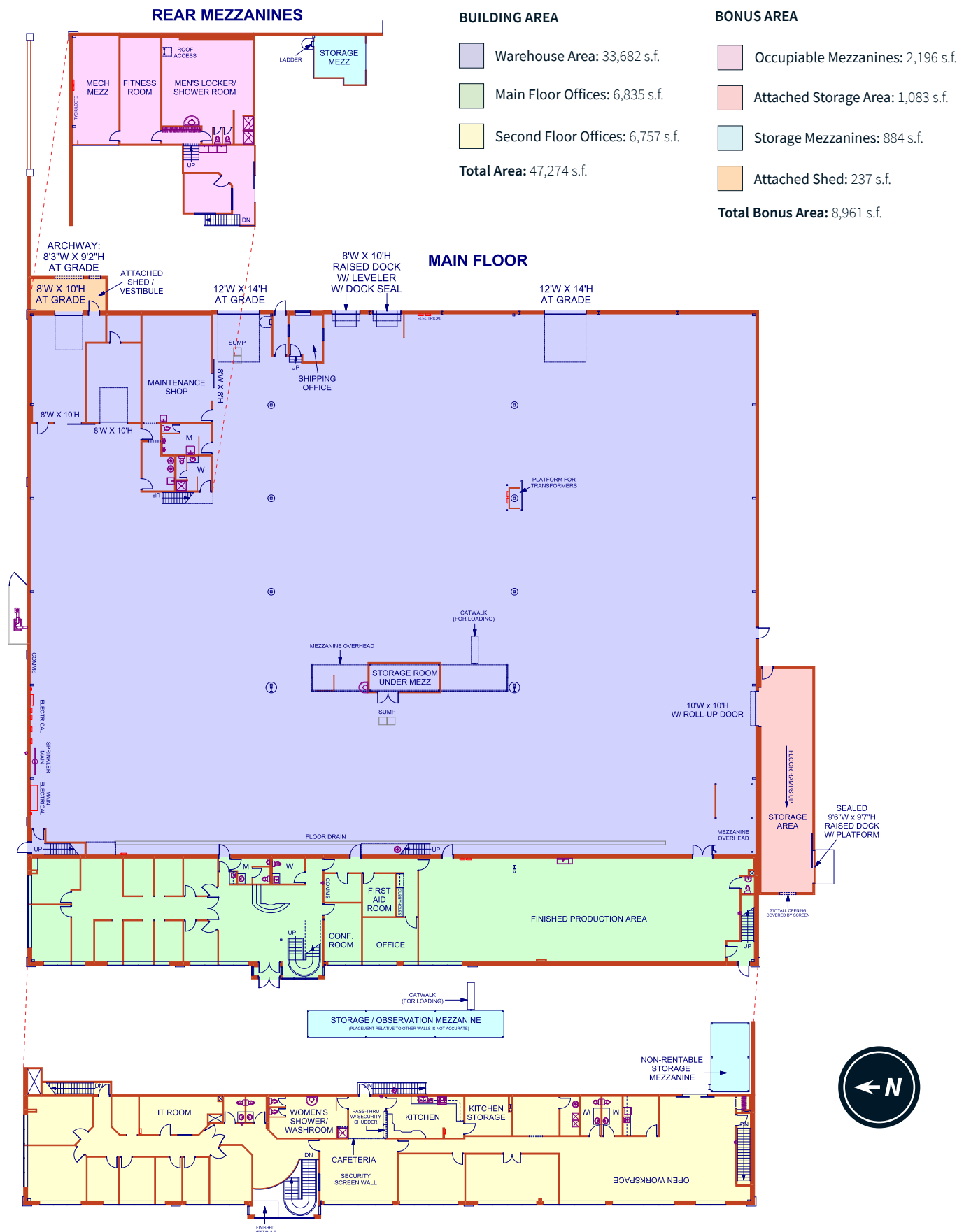
Property Details

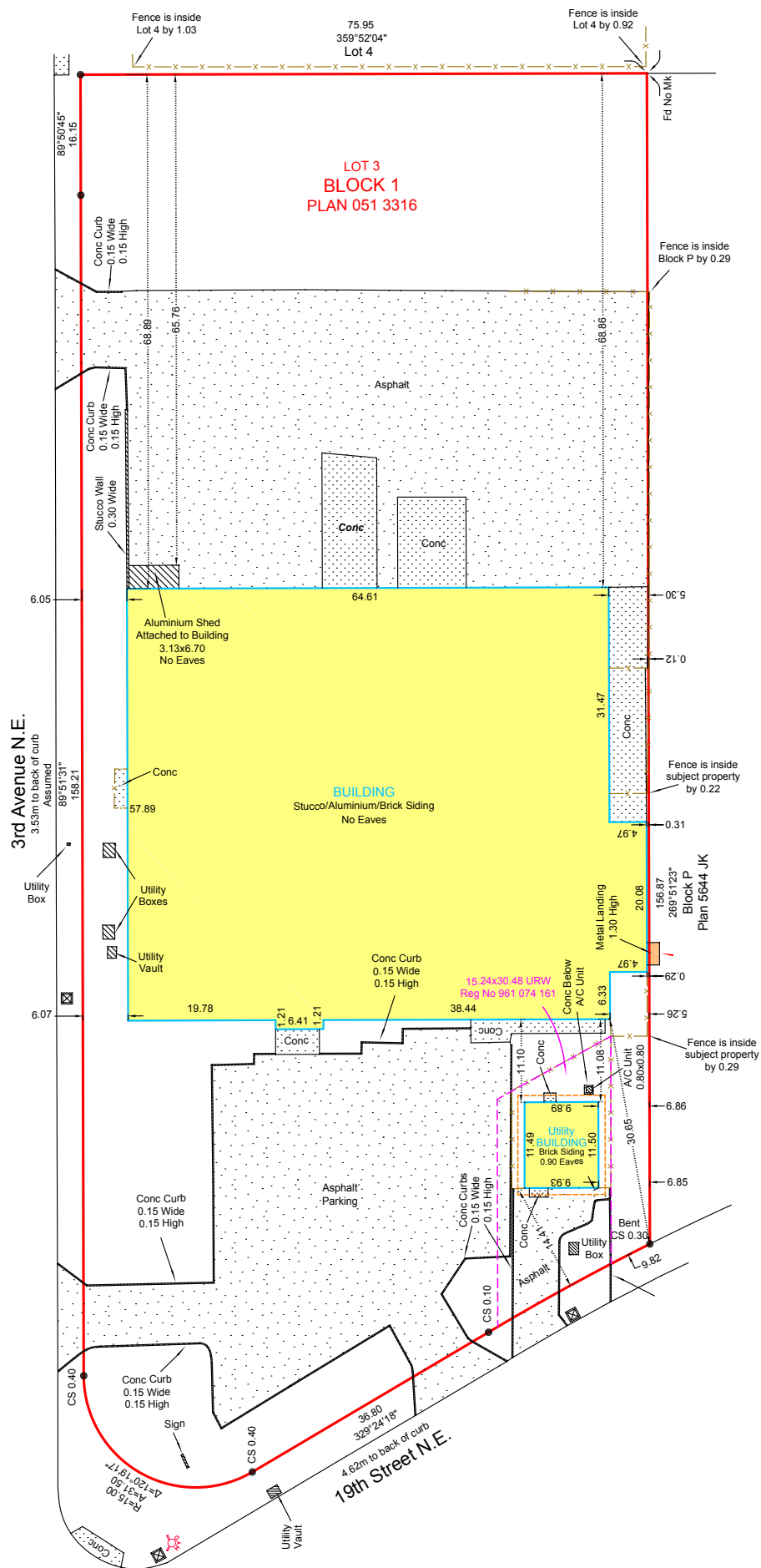
District	Mayland Heights		Loading	1 - (8'3" x 9'2") Drive-In Door 2 - (12' x 14') Drive-In Doors 2 - (8' x 10') Dock Doors
Year Built	1996		Clear Height	17' to 22'
Zoning	I-G (Industrial-General)		Sale Price	\$9,500,000.00
Building Size	Main Floor Office	6,835 s.f.	Property Taxes	\$178,994.52 (2025 est.)
	Second Floor Office	6,757 s.f.	Power	Dual Services: • 1 x 1,200 Amp @ 277/480 Volt 3 Phase Service • 1 x 2,000 Amp 347/600 Volt 3 Phase Service
	Warehouse	33,682 s.f.	Features	• Make up air (CFM: TBV) • Spinklered • Dual compartment sumps • Ample parking stalls • Yard could be expanded into back grass area
	Total:	47,274 s.f.		
Bonus Area	Occupiable Mezzanines	2,196 s.f.		
	Attached Storage Area	1,083 s.f.		
	Storage Mezzanines	884 s.f.		
	Attached Shed	237 s.f.		
	Total:	8,961 s.f.		
Site Area	3.31 acres			

Photos

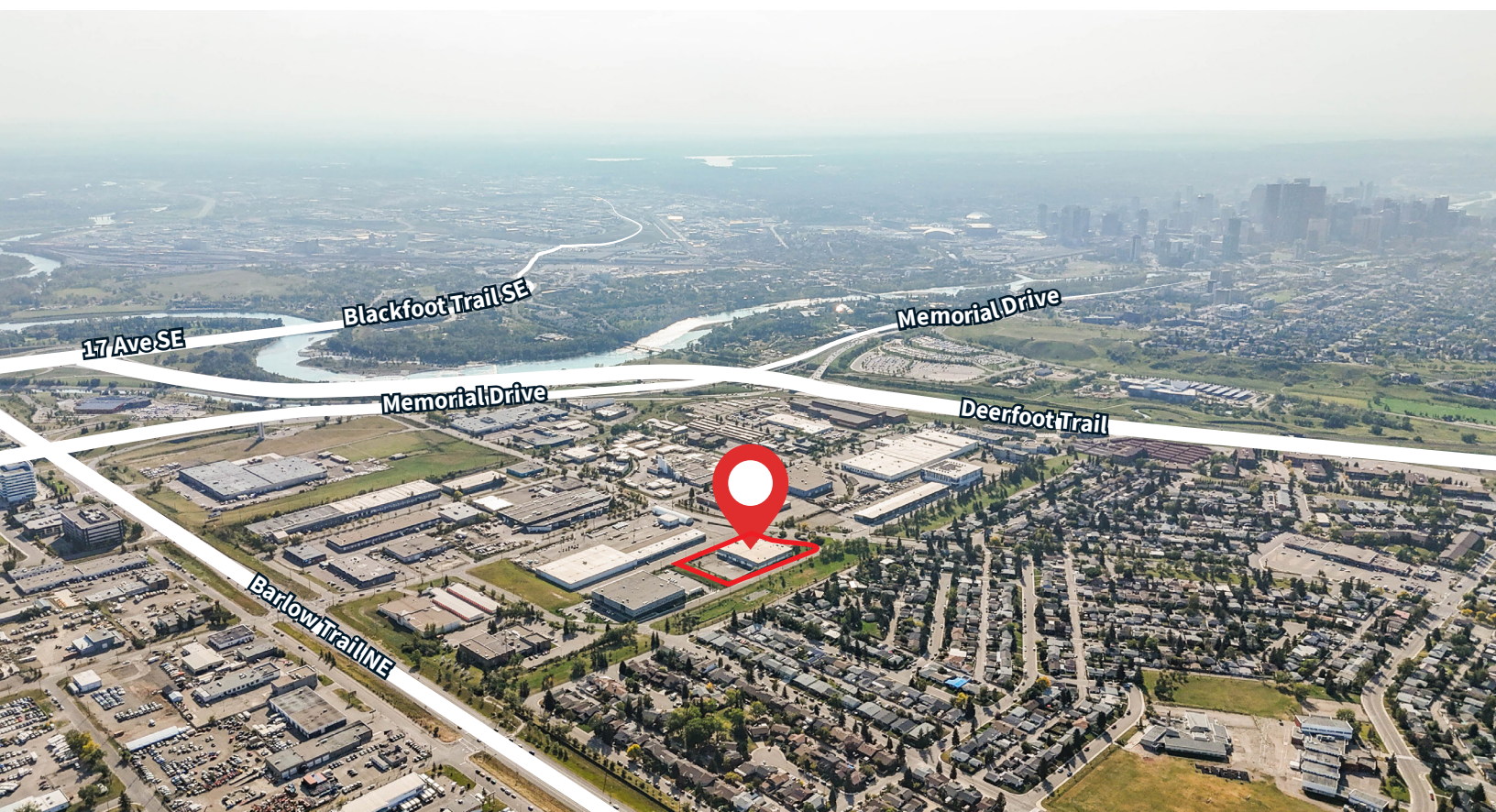


Floor Plan





Site Map



Drive Times



Deerfoot Trail (Highway 2) **2 mins. | 1.9 km**



Glenmore Trail **8 mins. | 9.7 km**



Trans-Canada Highway **3 mins. | 1.5 km**



Calgary Int. Airport **12 mins. | 15.1 km**

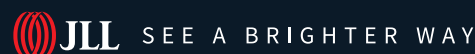


Stoney Trail (Ring Road) **8 mins. | 7.7 km**



Downtown Calgary **7 mins. | 5.0 km**

Contact us for more information



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