

FOR SALE



**85 EAST LAKE CIRCLE NE**  
**AIRDRIE, AB**

**LUKE MAYER**  
PARTNER, BROKER  
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4838 RICHARD ROAD SW, CALGARY, AB, T3E 6L1, CANADA | 403.648.0824 | [CYPRESSGROUP.CA](https://www.cypressgroup.ca)

FOR SALE



**Sale Price:** \$1,990,000

**Property Taxes:** \$11,415 (2024)

**Site Size:** 0.6 Acres

**Office/Warehouse:** 4,800 SF  
**Mezz:** 817 SF  
**Storage Garage:** 1,200 SF  
**Total Building:** 6,817 SF

**Loading:** 3 - 12' x 14' Drive in doors

**Zoning:** IB-2

**Power:** 200 Amp (TBV)

### 85 East Lake Circle NE

Truly one of a kind stand-alone industrial building in Airdrie's East Lake Industrial. These properties don't come available often, in fact this one hasn't been offered for sale since 1992. Clean, well maintained and ready to be occupied.

#### Highlights:

- Large fenced and paved yard
- Exceptionally well maintained
- Sump drain in shop
- 3 bathrooms, 1 shower
- Lunch room/kitchen
- Forced air and infrared heat in shop
- Includes 4 storage garages in yard area

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# YARD



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# WAREHOUSE



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