

For Sale

2619 - 7 Avenue NE
Calgary, Alberta



Highlights

- $\pm 8,658$ s.f. building with $\pm 3,616$ s.f. storage building on 2.5 acres
- Rare standalone building with low site coverage in central northeast
- Quality office build out with drive in loading and separate storage building
- Fully fenced with compacted yard
- Central northeast location with immediate access to Barlow Trail North and quick access to major northeast thoroughfares

Overview

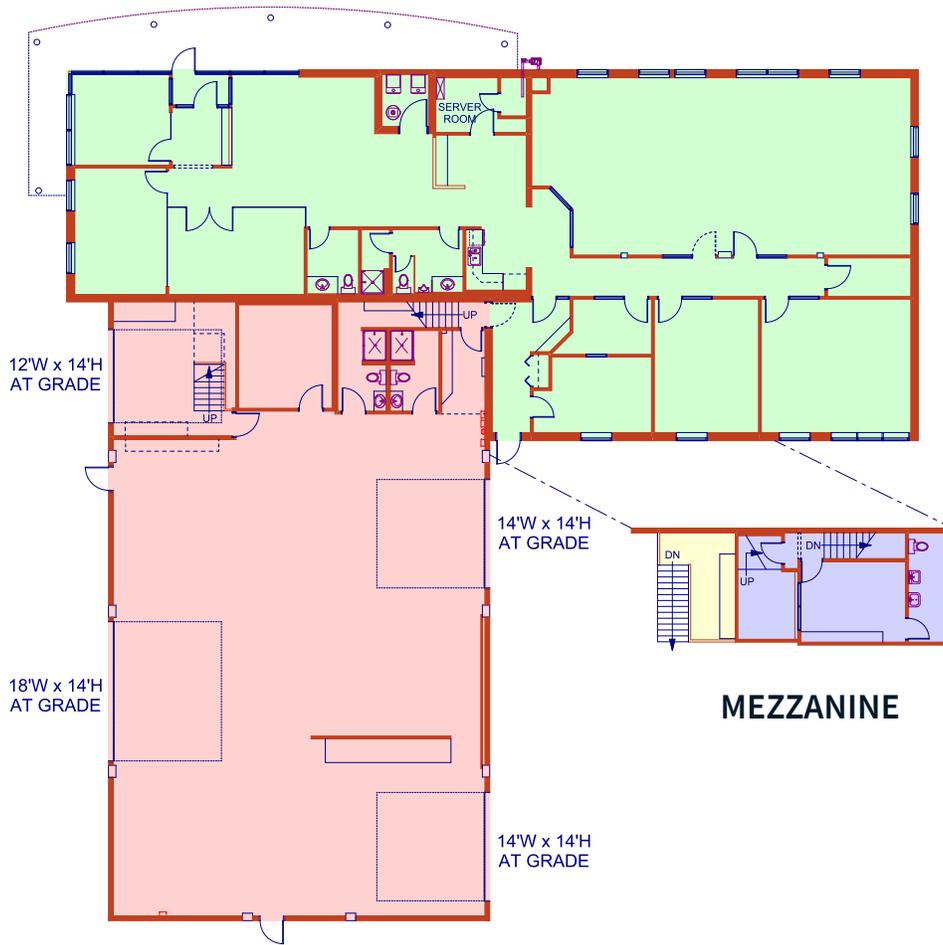


Property Details

District	Meridian	
Zoning	I-G (Industrial General)	
Site Area	2.5 acres	
Size	Main Building: Office Area ± 4,302 s.f. Workshop ± 3,937 s.f. Finished Mezzanine ± 419 s.f. Main Building Total: ± 8,658 s.f. Storage Building: ± 3,616 s.f. Combined Total: ± 12,274 s.f.	Features <ul style="list-style-type: none">• Make-up air• Functional office layout• Potential to demise yard area• LED lighting
Clear Height	Main Building: 21' Storage Building: 15' (Sloped)	Loading Main Building: 1 - (12' x 14') drive-in 2 - (14' x 14') drive-in 1 - (18' x 14') drive-in Storage Building: 1 - (18' x 13') drive-in
		Power 400 amps @ 240 volts
		Property Taxes \$76,836.67
		Sale Price Market

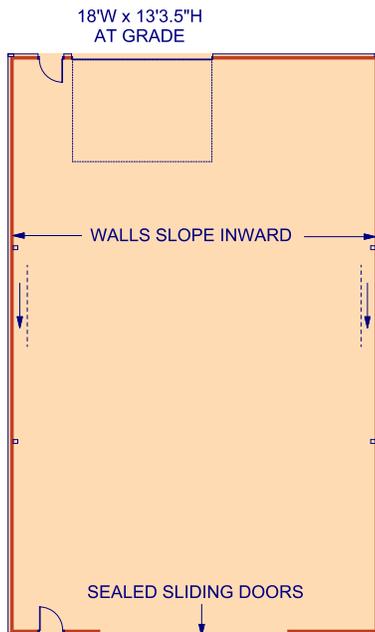
Floor Plan

MAIN BUILDING



MEZZANINE

STORAGE BUILDING



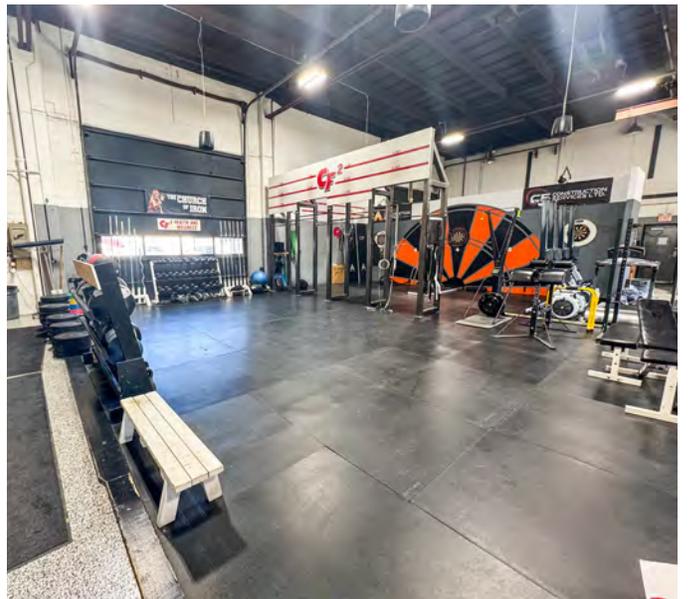
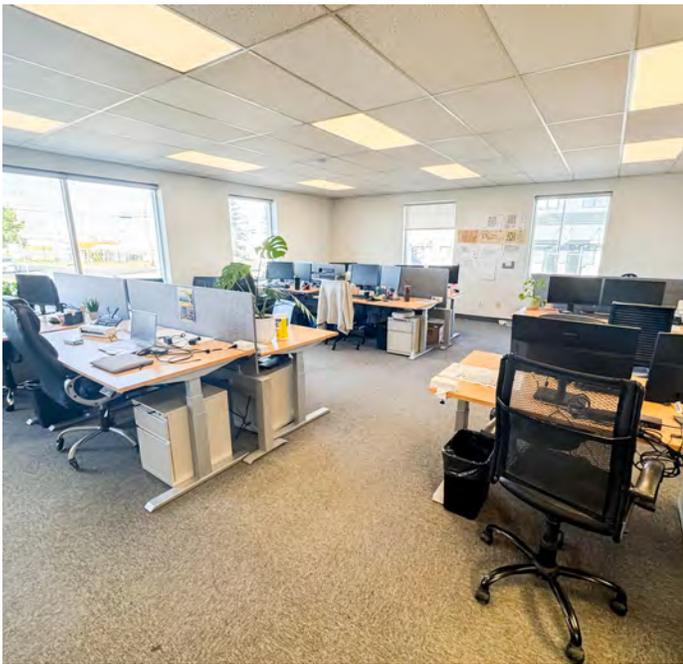
- Main Floor Office Area:** ± 4,302 s.f.
 - Main Floor Warehouse:** ± 3,937 s.f.
 - Second Floor Office Area:** ± 419 s.f.
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- Main Building Total Rentable Area:** ± 8,765 s.f.
 - *Storage Building:** ± 3,616 s.f.
 - Bonus Mezzanine Storage Area:** ± 107 s.f.

*UNDER THIS STANDARD, "RENTABLE AREA" IS DEFINED AS AREA COVERED BY A PERMANENT ROOF AND MAKES NO DISTINCTION BETWEEN SLOPED WALLS AND ROOF SYSTEMS. AS SUCH, THE SLOPED EASTERN AND WESTERN EXTERIOR WALLS WERE DEEMED TO FUNCTION AS A PERMANENT ROOF AND AREAS WERE CALCULATED AS SUCH.

Site Photos



Interior Photos



Site Map



Drive Times

	Deerfoot Trail (Highway 2)	4 mins. 3.5 km		Glenmore Trail	10 mins. 10.7 km
	Stoney Trail (Ring Road)	6 mins. 6.7 km		Calgary Int. Airport	12 mins. 13.8 km
	Trans-Canada Highway	2 mins. 1.3 km		Downtown Calgary	10 mins. 6.8 km

Contact us for more information



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