

Colliers



For Sale

28,272 SF freestanding building on 1.57 Acres

11488 70th Street SE, Calgary, AB

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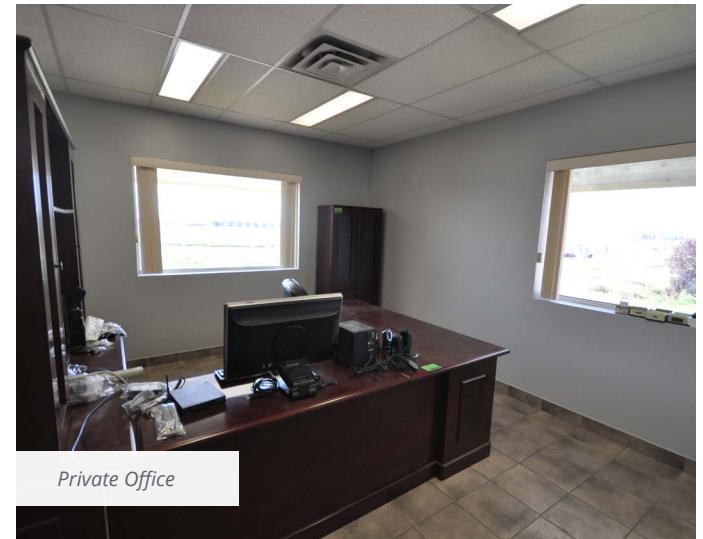
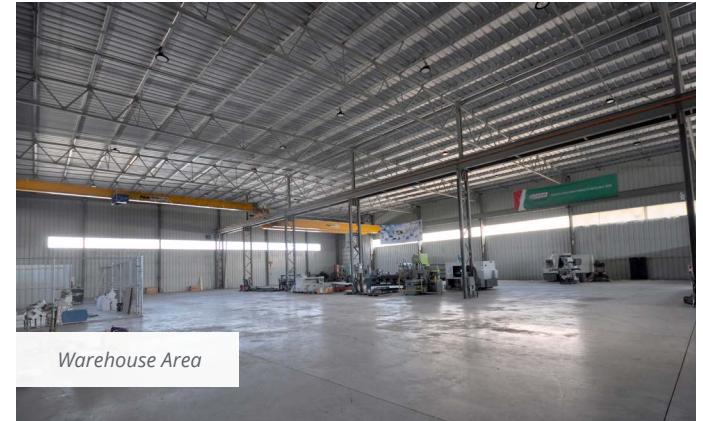
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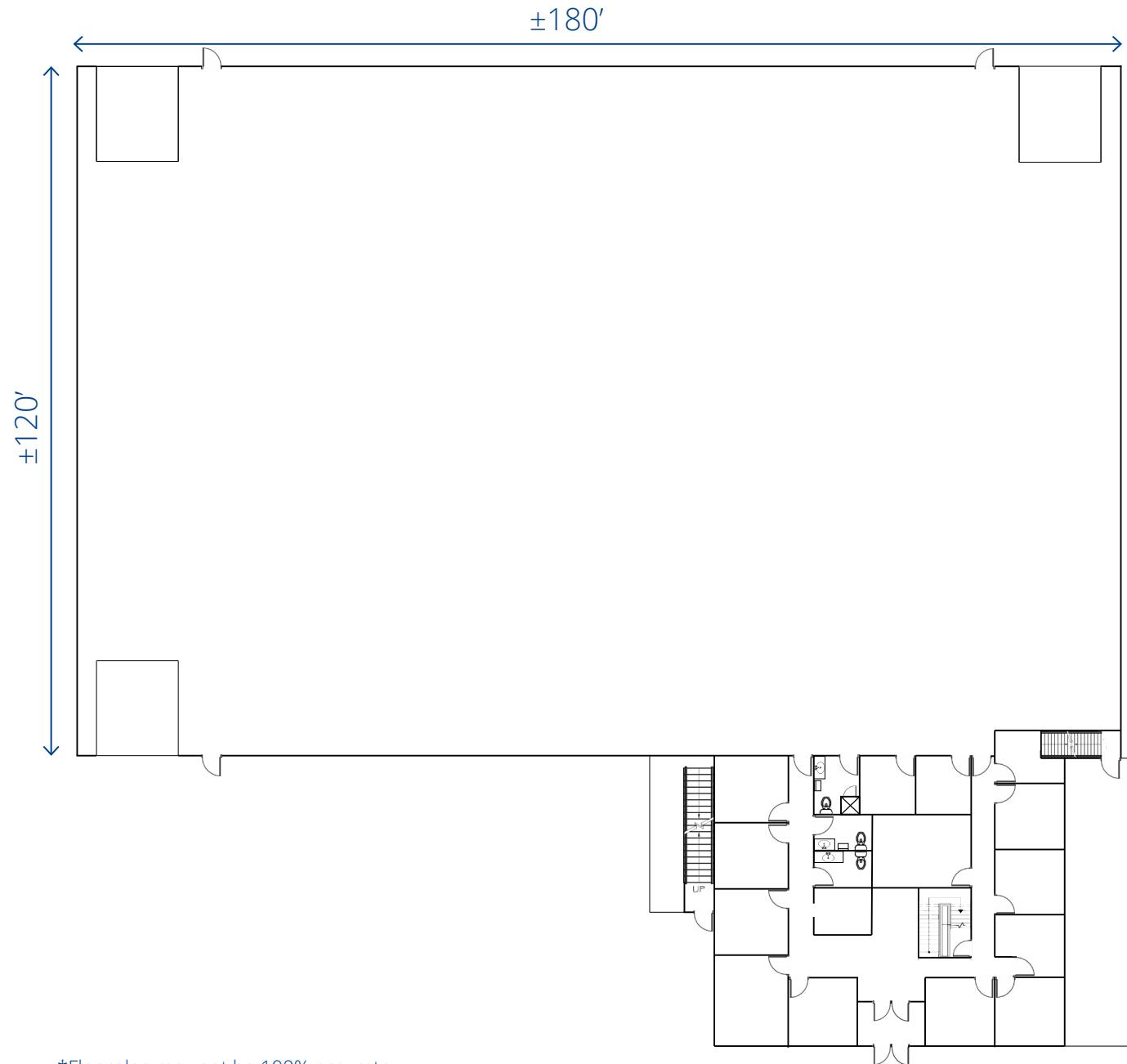
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Property Overview

District	East Shepard
Year Built	2001
Zoning	I-G (Industrial General)
Site Size	1.57 Acres
Main Floor Office Area	3,000 SF
Second Floor Office Area	3,672 SF (1,400 SF of undeveloped space)
Warehouse Area	21,600 SF
Total Area	28,272 SF
Ceiling Height	24' clear
Lighting	LED in warehouse
Loading	3 (16' x 14') drive-in doors
Power	400 Amps, 600 Volt (TBV)
Cranes	1 - 10 Ton (20' under hook) 1 - 20 Ton (20' under hook)
Purchase Price	\$6,750,000 (\$239 PSF)
Property Taxes (2025)	\$117,219.59
Available	Immediately
Additional Building Details	<ul style="list-style-type: none">• Graveled and Fenced Yard• Two Quonset's in yard• Sump Drain in warehouse• In floor heating• Quick access to major transportation routes including 52nd Street SE, Glenmore Trail, Deerfoot Trail and Stoney Trail Ring Road



Main Floor Plan



*Floorplan may not be 100% accurate
*Second level floorplan is unavailable



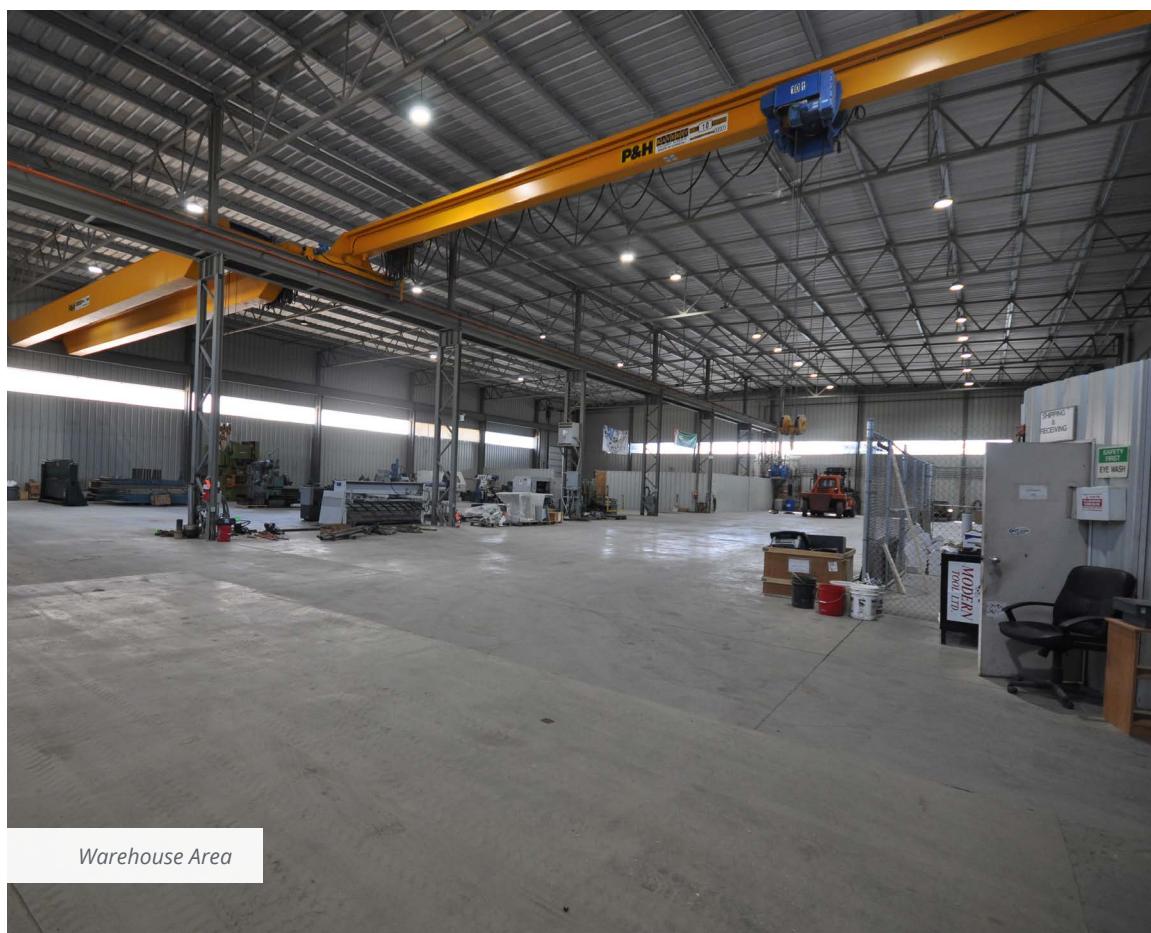
Aerial



Quonset



Exterior



Warehouse Area



Colliers

52nd Street SE

114th Avenue SE

11488 - 70th Street SE

Stoney Trail SE

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