

# FOR SALE

10,306 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**5529 – 3 Street SE, Calgary, AB**

## INDUSTRIAL WAREHOUSE WITH YARD IN THE HEART OF MANCHESTER

### Property Highlights

- Excellent opportunity to own a spacious warehouse with yard storage capabilities.
- Located minutes away from Blackfoot Tr SE, Glenmore Tr SE, Macleod Tr SE, and 58th Ave SE.
- Ideal for a wide range of industrial users.
- Great area close to major amenities.
- Heavy power with Makeup-air, and compressors.



403.930.8180



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#300 222 58 Avenue SW  
Calgary, AB | T2H 2S3



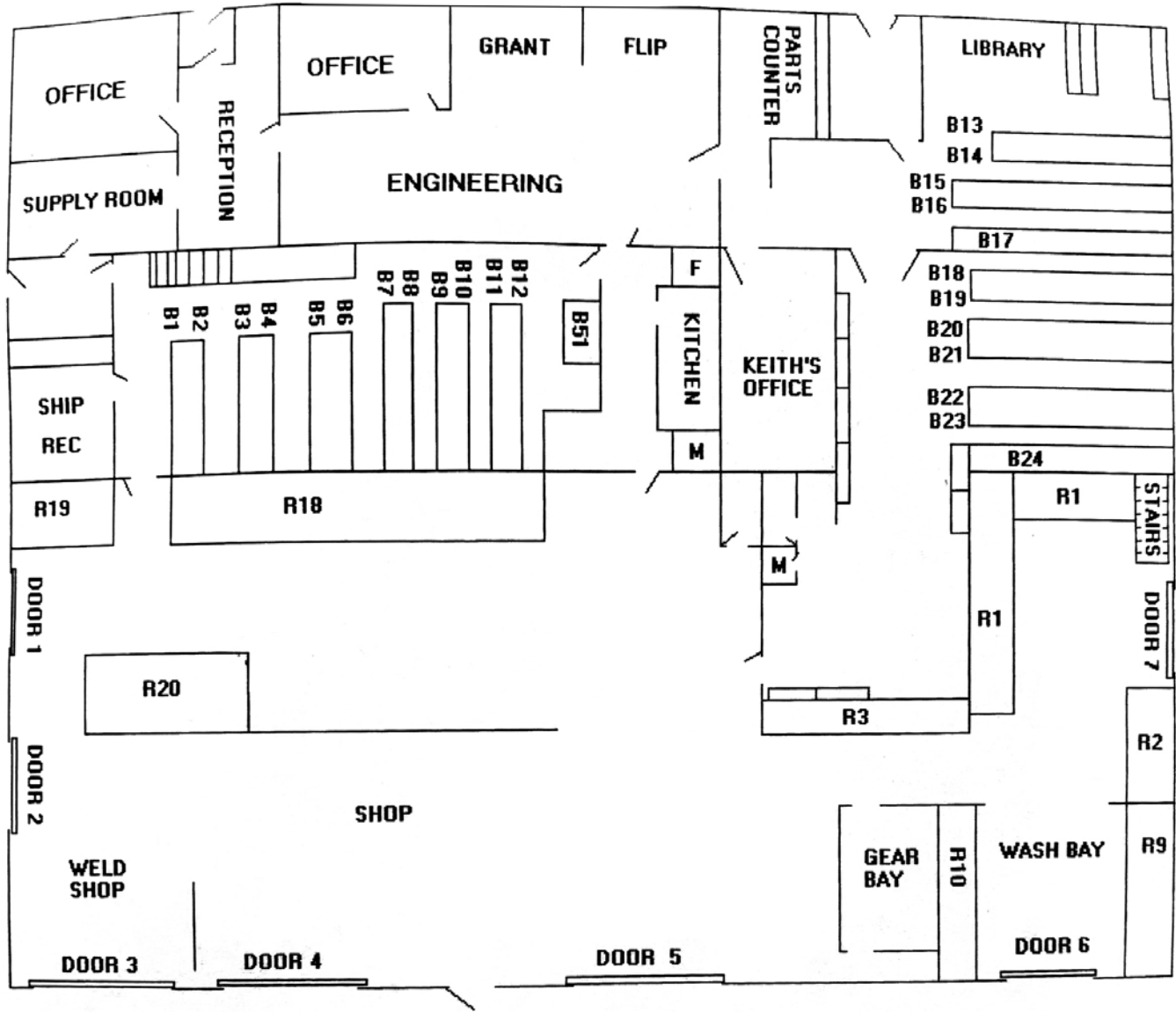
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### Floor Plan

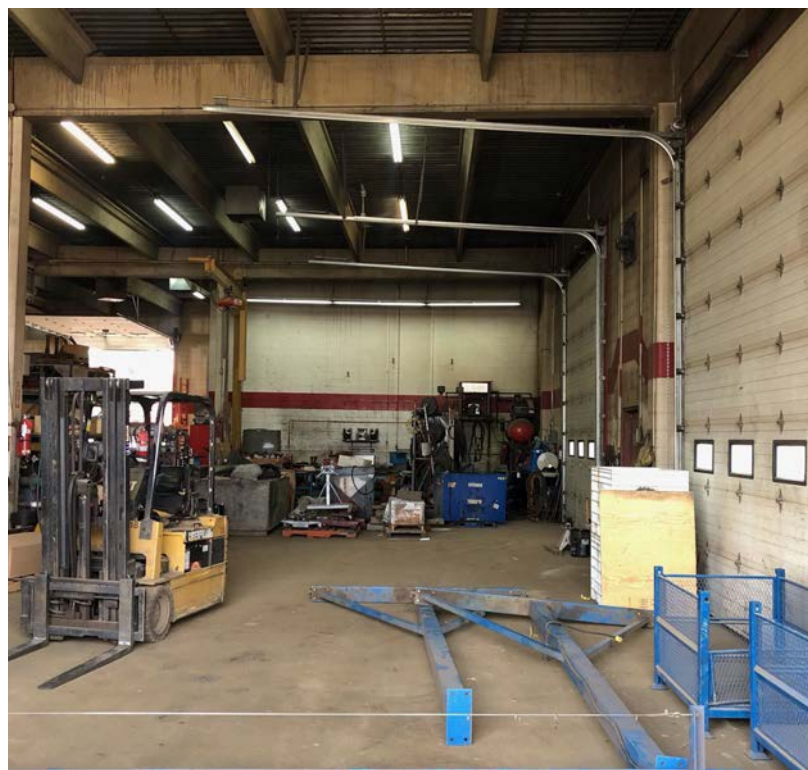
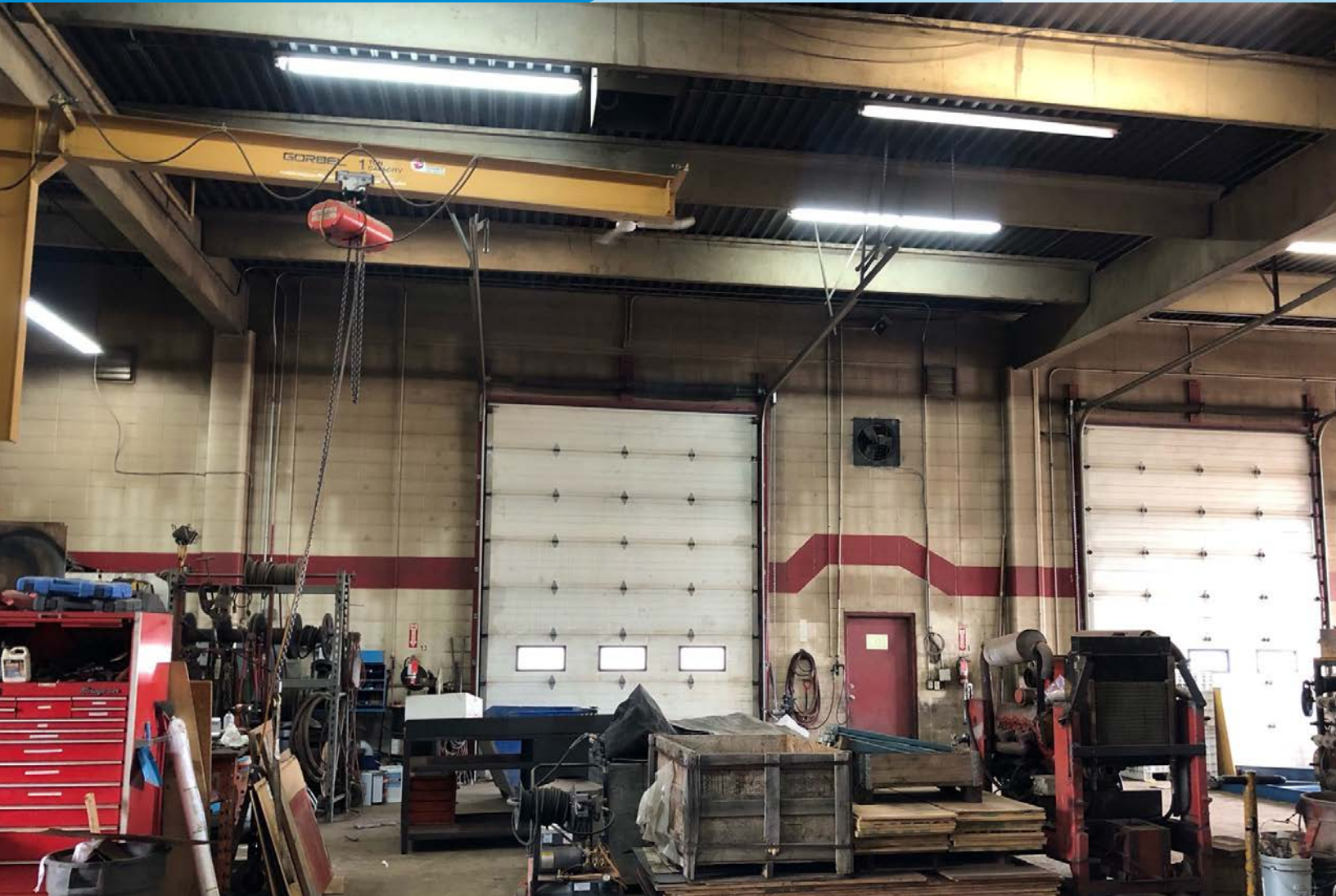




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## INDUSTRIAL WAREHOUSE WITH YARD

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### Property Information

**Municipal Address:** 5529 3 Street SE, Calgary, AB

**Legal Address:** Plan Calgary 7410610

\*That portion of lot one (1) which lies to the south of the Northerly one hundred and thirty seven and six hundredths(137.06) Feet throughout the said lot one (1) Containing .368 Of an hectare (0.91 Of an acre) more or less excepting thereout all mines and minerals

**Building Size:** 10,306 Sq. Ft. (+/-)

**Lot Size:** 0.91 Acres (+/-)

**Zoning:** I-G

**Parking:** Ample

**Power:** 400 amps 3 phase

**Heating:** Forced air/radiant

**Ceiling Height:** 18' feet to joist

**Loading:** (2) 14'x16' | (5) 12'x14'

**Possession:** Immediate/negotiable

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**Property Price:** \$2,700,000.00

### Contact

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