

**11,370 SF INDUSTRIAL BAYS
+ 6,000 SF YARD**



Flexible Co-Warehouse/Office/Yard Space

**Landlord will consider leasing portions of unit with
chalk line division @ \$16.00/SF**

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Calgary, AB**

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FOR SALE/LEASE

FOR SALE: \$2,740,200 (\$241/SF)
FOR LEASE: \$16.00/SF (ESCALATING)

Property Overview

■ Total Area:	11,370 SF	■ Taxes:	\$48,896 (2025)
■ Main Level:	8,339 SF	■ Power:	1000 Amps
■ Mezzanine Office:	3,031 SF	■ Zoning:	DC-56
■ Loading:	3 - 16' x 16' - DI	■ District:	Shepard Industrial
■ Ceiling Height:	22' clear height	■ Possession:	Immediate
■ Condo Fees:	\$1,545.81	■ Year Built:	2008
■ Op Costs:	\$7.00/SF		

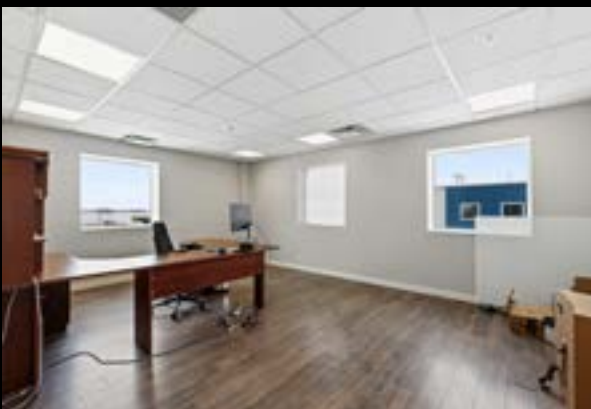
Property Features

- This is a flexible co-warehouse/office/yard space
- The Landlord will consider leasing portions of the unit with chalk line
- End unit with gated and fenced 6,000 SF yard for additional storage
- Radiant tube heaters in shop bays, with make-up air system
- Excellent access to Deerfoot and Stoney Trails & direct access to 84th Street

[Virtual Tour](#)

PROPERTY OVERVIEW

PROPERTY PHOTOS



FLOOR PLANS



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