

F O R S A L E

4 3 0 3 1 1 S T R E E T S E

Calgary, Alberta / T2G 4X1



PROPERTY DESCRIPTION

ZONING: I-G (Industrial - General)

YEAR BUILT: 1977

BUILDING AREA: 12,125 sq. ft.

SITE SIZE: 0.92 acres (30% site coverage)

PARKING: 3.96/1,000 sq. ft.

SALE PRICE: \$2,550,000.00

PROPERTY TAXES: \$28,848.43

AVAILABILITY: Negotiable

PROPERTY HIGHLIGHTS



• Rare Standalone Office Building

Featuring a mix of private offices and large training rooms with high end improvements throughout



• Convenient Location

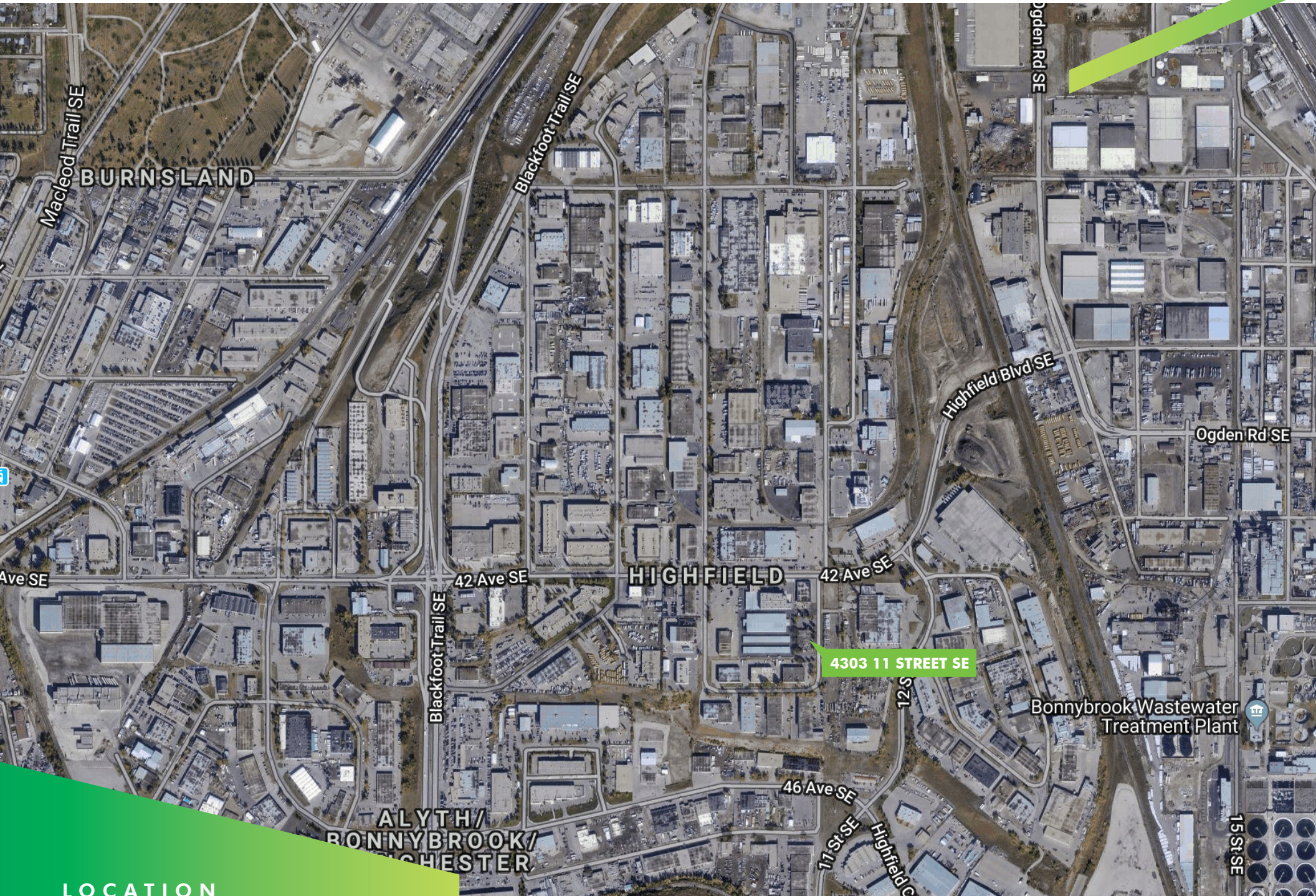
Located in Highfield industrial area. Easy access to Blackfoot Trail SE, 42 Street SE and Ogden Road. Approximately 10 minutes from Downtown Calgary



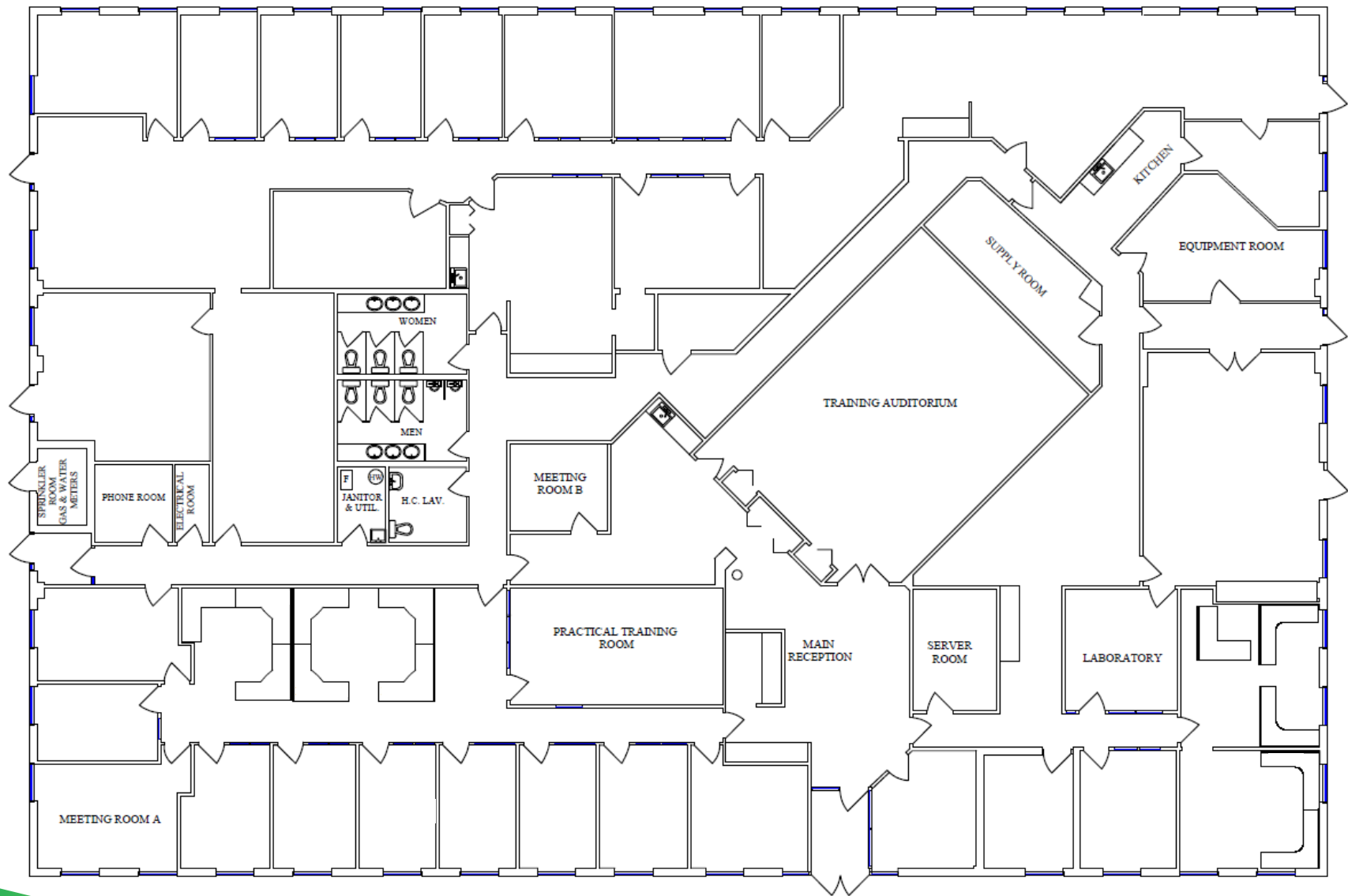
• Nearby Amenities

Alloy Restaurant, Fratello Coffee, Subway, Holy Smoke, Coco Brooks Pizza, Shell Gas Station and Tim Hortons





LOCATION



FLOOR PLAN



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