

For Sale

5855 - 11 Street SE

Calgary, Alberta



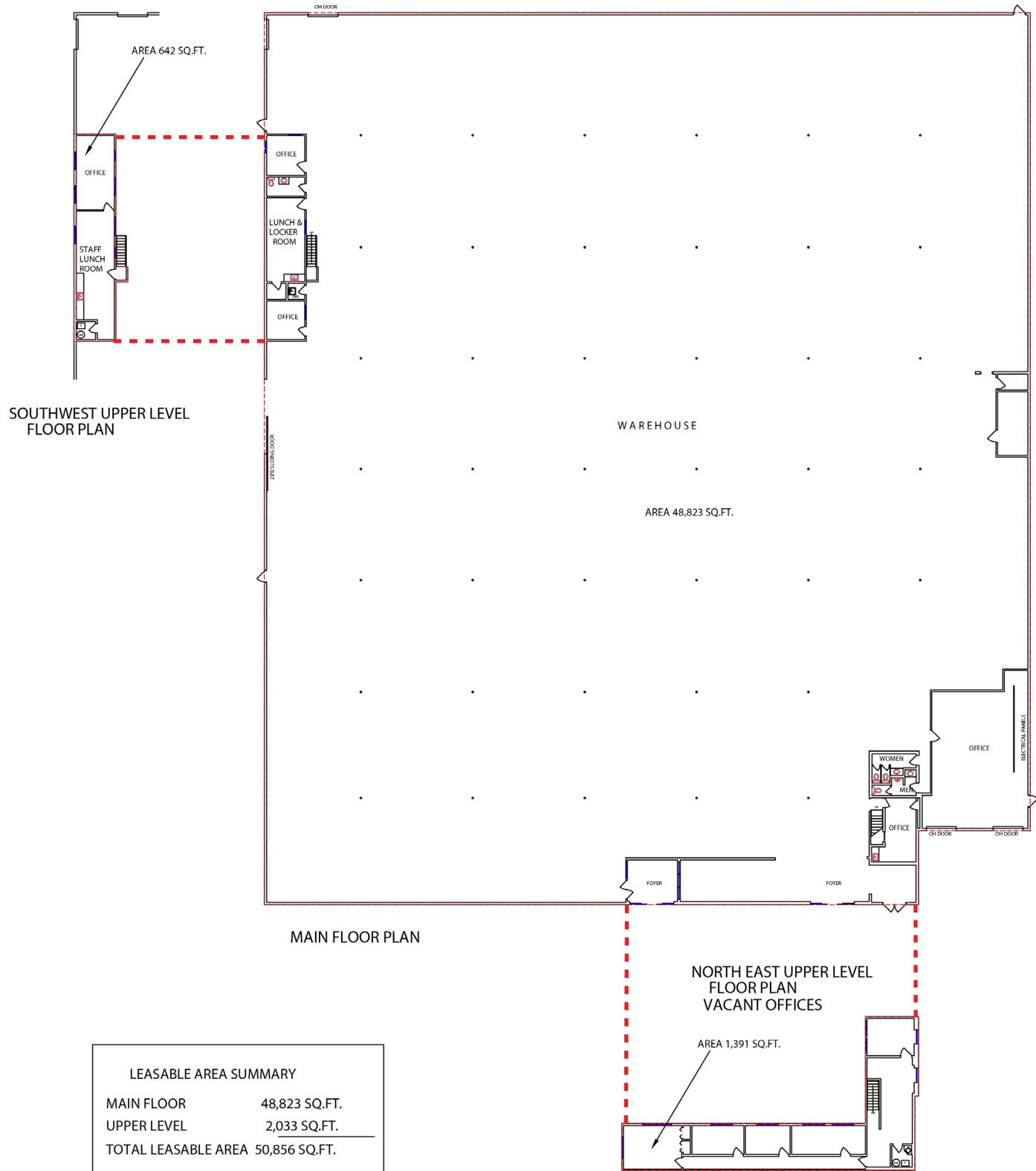
- 48,823 s.f. building on 1.95 acres
- Dock and drive-in loading
- Entire site paved with secured fenced yard area
- Direct exposure to 11th Street SE
- Central southeast location in high traffic / retail area
- Quick access to major roadways (58 Avenue SE, Deerfoot Trail, Blackfoot Trail, Glenmore Trail, Highway 1, Memorial Drive, and Deerfoot Trail)



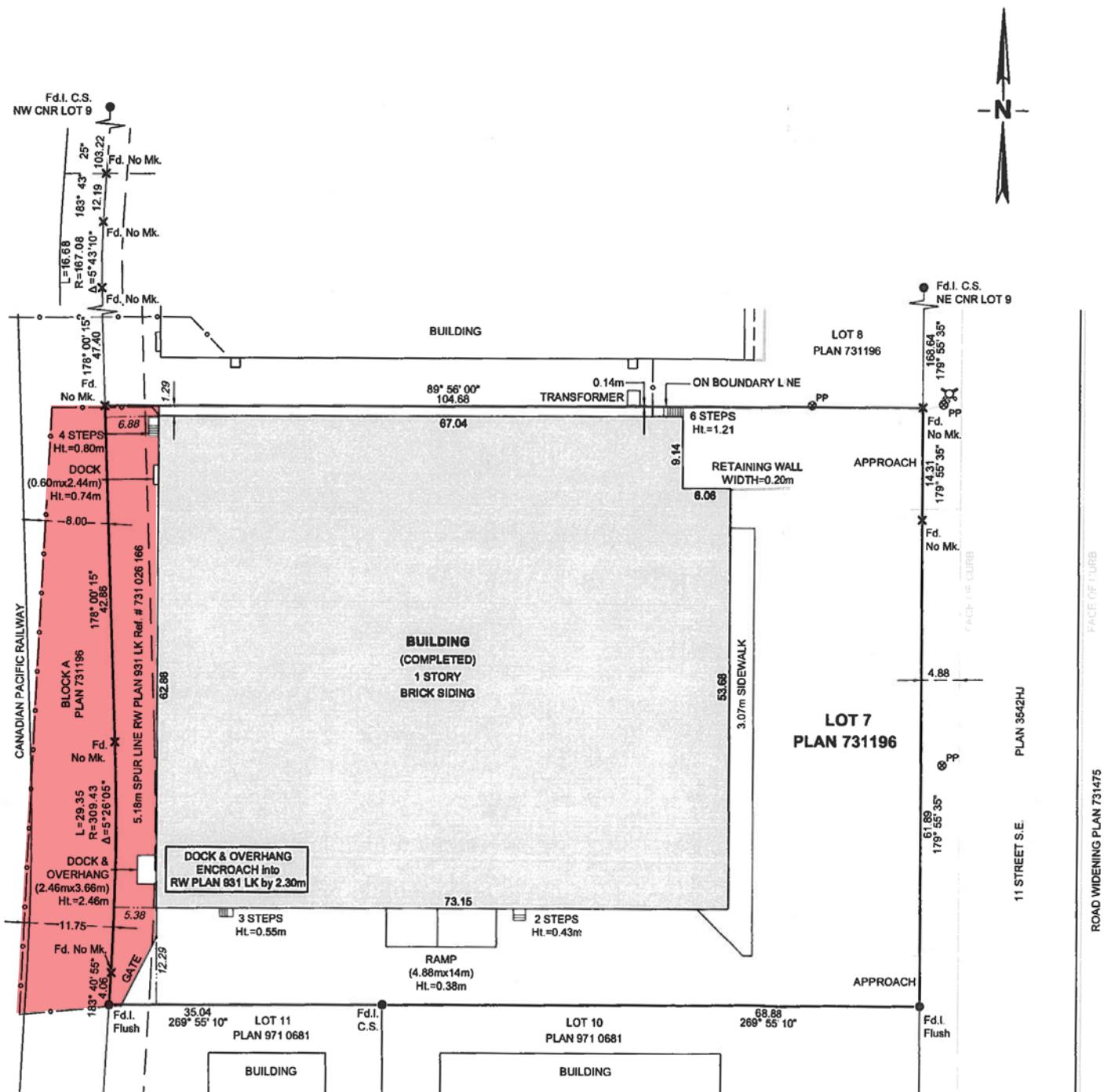
Property Details

District	Burns Industrial	Loading	4 dock doors 1 drive-in door
Zoning	I-G (Industrial General)	Power	400 amps @ 347/600 volts
Building Size	First Floor Office: 2,033 s.f. Second Floor Office: 2,033 s.f. Warehouse: 44,757 s.f. Total: 48,823 s.f.	Available	60 days notice
Site Area	1.95 acres	Property Taxes	\$129,880.18
Ceiling Height	16'	Sale Price	\$7,400,000.00

Floor Plan

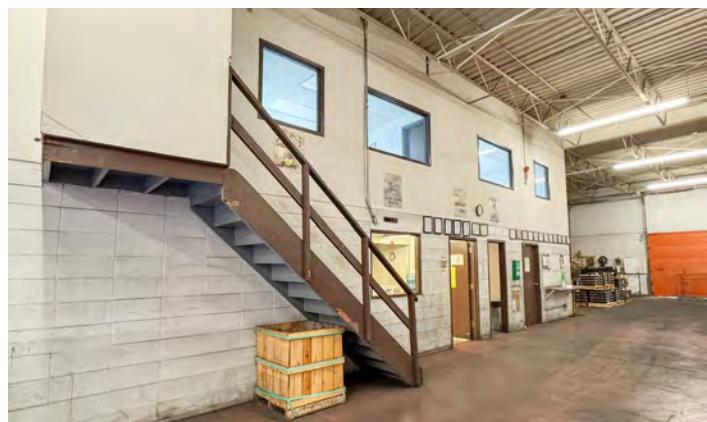


Site Plan



Outdoor Storage Area

Photos



Site Map & Drive Times



Glenmore Trail
(Highway 8)
3 min. / 1.9 km



Stoney Trail
(Ring Road)
20 min. / 20.2 km



Downtown
Calgary
10 min. / 7.1 km



Deerfoot Trail
(Highway 2)
5 min. / 3.5 km



Bus Stop
4 min. walk / 240 m



Calgary
International Airport
20 min. / 20.2 km

Contact us for more information

 **JLL** SEE A BRIGHTER WAY

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