

**AVISON
YOUNG**

For Sale

STANDALONE BUILDING

7236 - 10 Street NE
Calgary, AB

Sean Clark

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Property Details

ADDRESS

7236 - 10 Street NE, Calgary, AB

BUILDING SIZE

OFFICE: 25,232 SF

WAREHOUSE: 10,483 SF

TOTAL: 35,715 SF

SITE SIZE

2.92 Acres

ZONING

I-G Industrial - General

CLEAR HEIGHT

25 Feet

YEAR BUILT

1999

FLOORS

2

PARKING

Up to 98 surface stalls

ASKING PRICE

Please contact listing agents

PROPERTY HIGHLIGHTS



PRIME NORTHEAST CALGARY

LOCATION with quick access to McKnight Blvd NE, Deerfoot Trail, and Calgary International Airport.



TWO-STOREY OFFICE BUILDING

allowing flexible office, production, or operational layouts



LOW SITE COVERAGE (28%) market leading surface parking availability



CONVENIENT SURROUNDING

AMENITIES including restaurants, hotels, and service-oriented businesses that support staff and operations.



Permitted & Discretionary Uses

PERMITTED USES

THE FOLLOWING USES ARE PERMITTED USES IN THE INDUSTRIAL — GENERAL DISTRICT:

- Park;
- Sign — Class A;
- Sign — Class B;
- Sign — Class D; and
- Utilities.

UNLESS OTHERWISE REFERENCED IN SUBSECTION 908(1), THE FOLLOWING USES ARE PERMITTED USES IN THE INDUSTRIAL — GENERAL DISTRICT:

- Auto Body and Paint Shop;
- Auto Service — Major;
- Auto Service — Minor;
- Beverage Container Quick Drop Facility;
- Brewery, Winery and Distillery;
- Car Wash — Multi-Vehicle;
- Car Wash — Single Vehicle;
- Catering Service — Major;
- Catering Service — Minor;
- Crematorium;
- Distribution Centre;
- Dry-cleaning and Fabric Care Plant;
- Fleet Service;
- Freight Yard;
- General Industrial — Light;
- General Industrial — Medium;
- Large Vehicle Service;
- Large Vehicle Wash;
- Motion-Picture Production Facility;
- Municipal Works Depot;
- Parking Lot — Grade;
- Parking Lot — Structure;
- Power Generation Facility — Medium;
- Power Generation Facility — Small;
- Protective and Emergency Service;
- Recreational Vehicle Service;
- Recyclable Material Drop-Off Depot;
- Sign — Class C;
- Specialty Food Store;
- Utility Building; and
- Vehicle Storage.

DISCRETIONARY USES

USES LISTED IN SUBSECTION 907(2) ARE DISCRETIONARY USES IF THEY ARE LOCATED:

- On a parcel that does not have both sewer and water systems provided by the City.

THE FOLLOWING USES ARE DISCRETIONARY USES IN THE INDUSTRIAL — GENERAL DISTRICT:

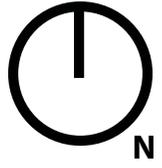
- Auction Market — Other Goods;
- Auction Market — Vehicles and Equipment;
- Building Supply Centre;
- Bulk Fuel Sales Depot;
- Cannabis Facility;
- Child Care Service;
- Convenience Food Store;
- Custodial Quarters;
- Drive Through;
- Gas Bar;
- Instructional Facility;
- Kennel;
- Large Vehicle and Equipment Sales;
- Office;
- Outdoor Café;
- Pet Care Service;
- Place of Worship — Large;
- Print Centre;
- Restaurant: Food Service Only;
- Restaurant: Licensed;
- Restored Building Product Sales Yard;
- Salvage Yard;
- Self Storage Facility;
- Storage Yard;
- Sign — Class E;
- Sign — Class F;
- Sign — Class G;
- Special Function — Class 2;
- Urban Agriculture;
- Vehicle Rental — Minor;
- Vehicle Sales — Minor;
- Veterinary Clinic;
- Wind Energy Conversion System — Type 1; and
- Wind Energy Conversion System — Type 2.

THE FOLLOWING USES ARE DISCRETIONARY USES IN THE INDUSTRIAL — GENERAL (I-G) DISTRICT ON A PARCEL WITH A CANNABIS FACILITY:

- Cannabis Store.



7236 10th Street NE



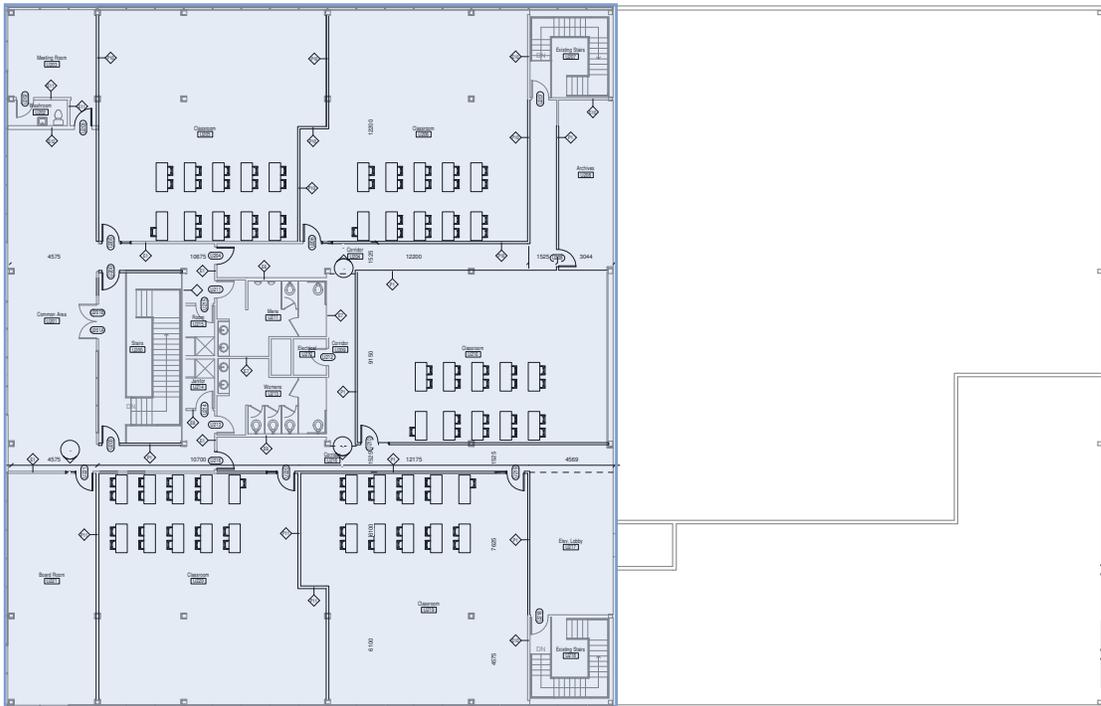
MAIN FLOOR PLAN



OFFICE
13,006 SF

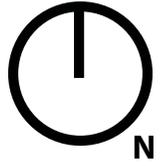
WAREHOUSE
10,483 SF

UPPER FLOOR PLAN

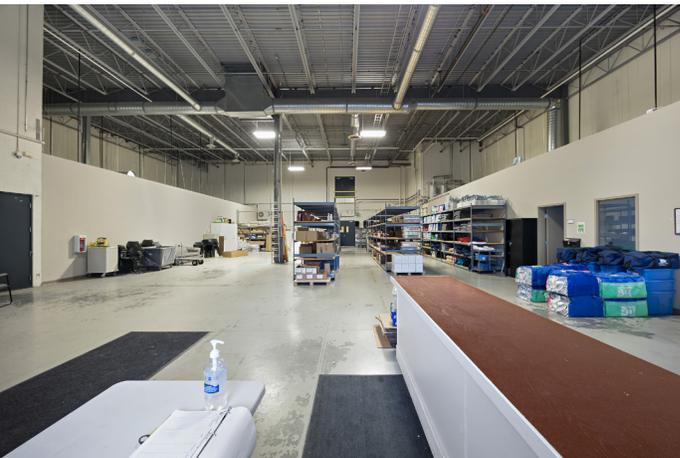
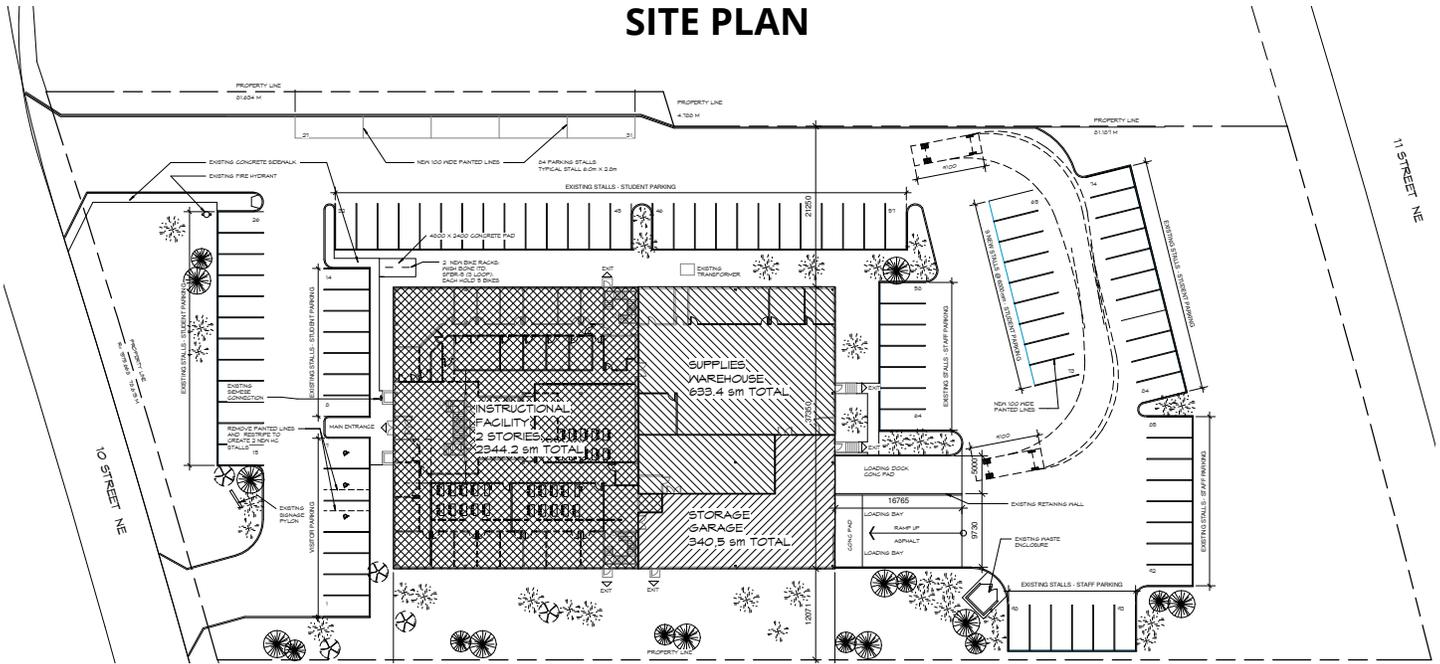


OFFICE
12,226 SF

7236 10th Street NE



SITE PLAN





7236
10 Street NE
Calgary, AB



64 Avenue NE 64 Avenue NE 64 Avenue NE 64 Avenue NE 64 Avenue NE

1 2 3 4 5 6

13 12 9 8 7

11 10

DEERFOOT CITY

16 15

NEARBY AMENITIES

- 1. McDonald's
- 2. Subway
- 3. Mucho Burrito
- 4. Original Joe's
- 5. Booster Juice
- 6. Tim Horton's
- 7. IHOP
- 8. Buffet Yangtze
- 9. Chopped Leaf
- 10. Viet Lounge
- 11. Winners
- 12. Crumbl
- 13. The Red Room
- 14. Walmart Supercentre
- 15. Canadian Tire
- 16. Cabela's

15 minute drive to
**Downtown
Calgary**

11 minute drive to
**Calgary
International Airport**

**AVISON
YOUNG**

We are seriously invested in shared success, growing people, places and our business with purpose.

We present new perspectives on real estate opportunities to occupiers, investors and the public sector – constantly moving our industry forward together. Our clients trust us because we don't just deliver results – we make meaningful connections and build long-lasting relationships.



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