

# FOR SALE/LEASE

## FREESTANDING BUILDING WITH YARD



Price Reduced



8010 40 Street SE  
13,332 SF

### Property Details

<b>Total Building Size:</b>	13,332 ft <sup>2</sup>	<b>Power</b>	400 AMP power
<b>Office area:</b>	4,000 ft <sup>2</sup>	<b>Ceiling Height</b>	18'
<b>Warehouse:</b>	9,332 ft <sup>2</sup>	<b>Loading</b>	3 Drive-in Doors
<b>Site Size</b>	1.13 Acres	<b>Yard:</b>	Paved Parking, Fenced Yard
<b>Sale Price:</b>	\$2,990,000	<b>Zoning:</b>	I-G (Industrial - General)
<b>Lease Rate:</b>	\$12.00 psf	<b>Property Taxes</b>	\$41,699.58 (2017)

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[CBCWestRealEstate.ca](http://CBCWestRealEstate.ca)

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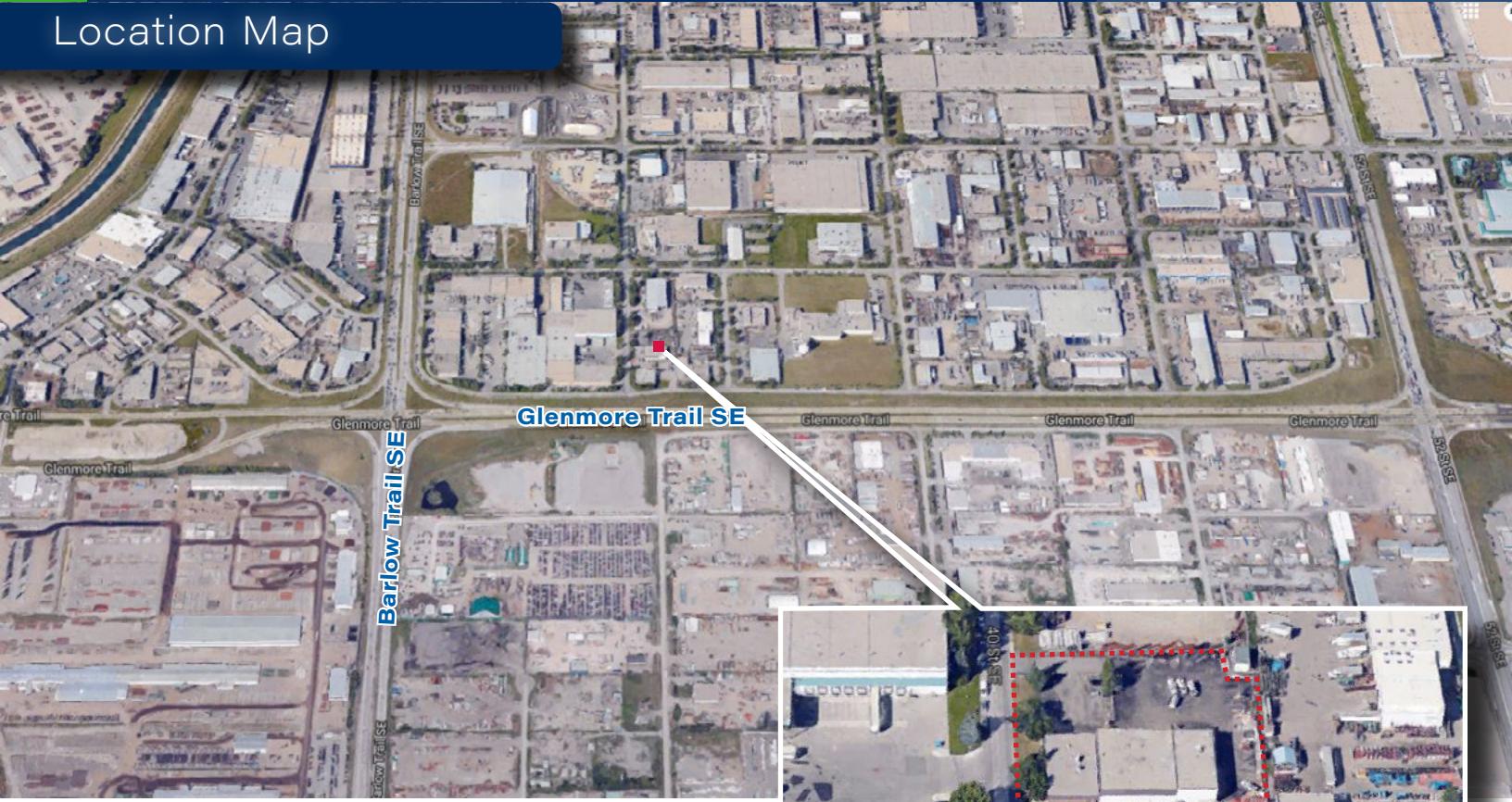
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Calgary, AB T2P 3P8

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## Location Map



## Property Features

- Clean and bright office/showroom area
- Includes 1 wash bay with sump
- Paved Parking and Fenced Yard
- Great Location in the Foothills Industrial Park
- Quick and easy access to major thoroughfares - Barlow Trail, Glenmore Trail and 52 Street SE



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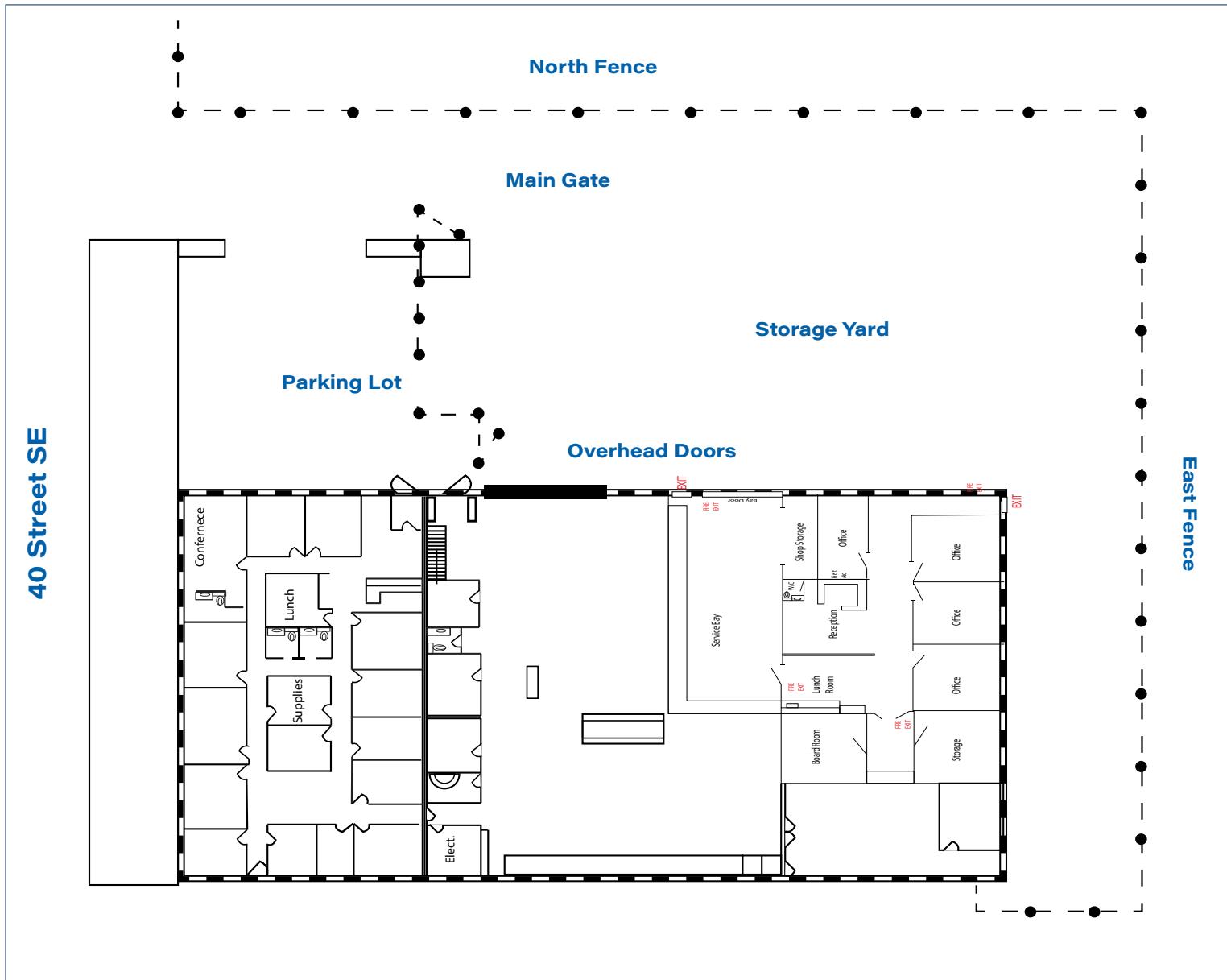
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## FLOOR PLAN



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## SITE PLAN



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## WAREHOUSE



## STORAGE



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## BOARDROOM



## OFFICE/SHOWROOM



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