

FOR SALE/LEASE

FREESTANDING BUILDING WITH YARD

Price Reduced

8010 40 Street SE
13,332 SF

Property Details

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

Austin Smith

403.970.4835

austin@calgaryindustrialrealestate.com

CBCWestRealEstate.ca

industrialYYC.com

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1208, 734 7 Ave SW

Calgary, AB T2P 3P8

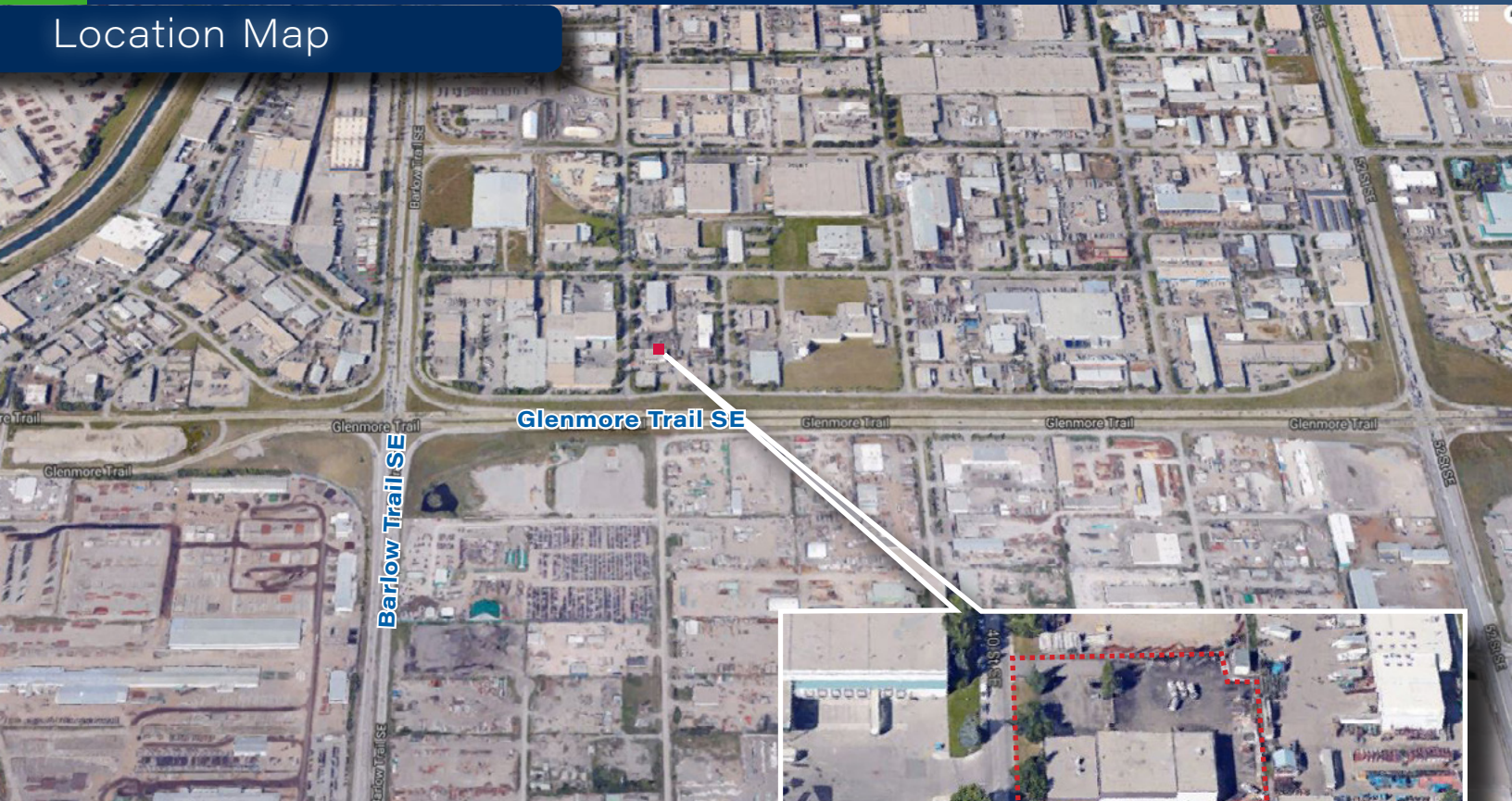
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Location Map



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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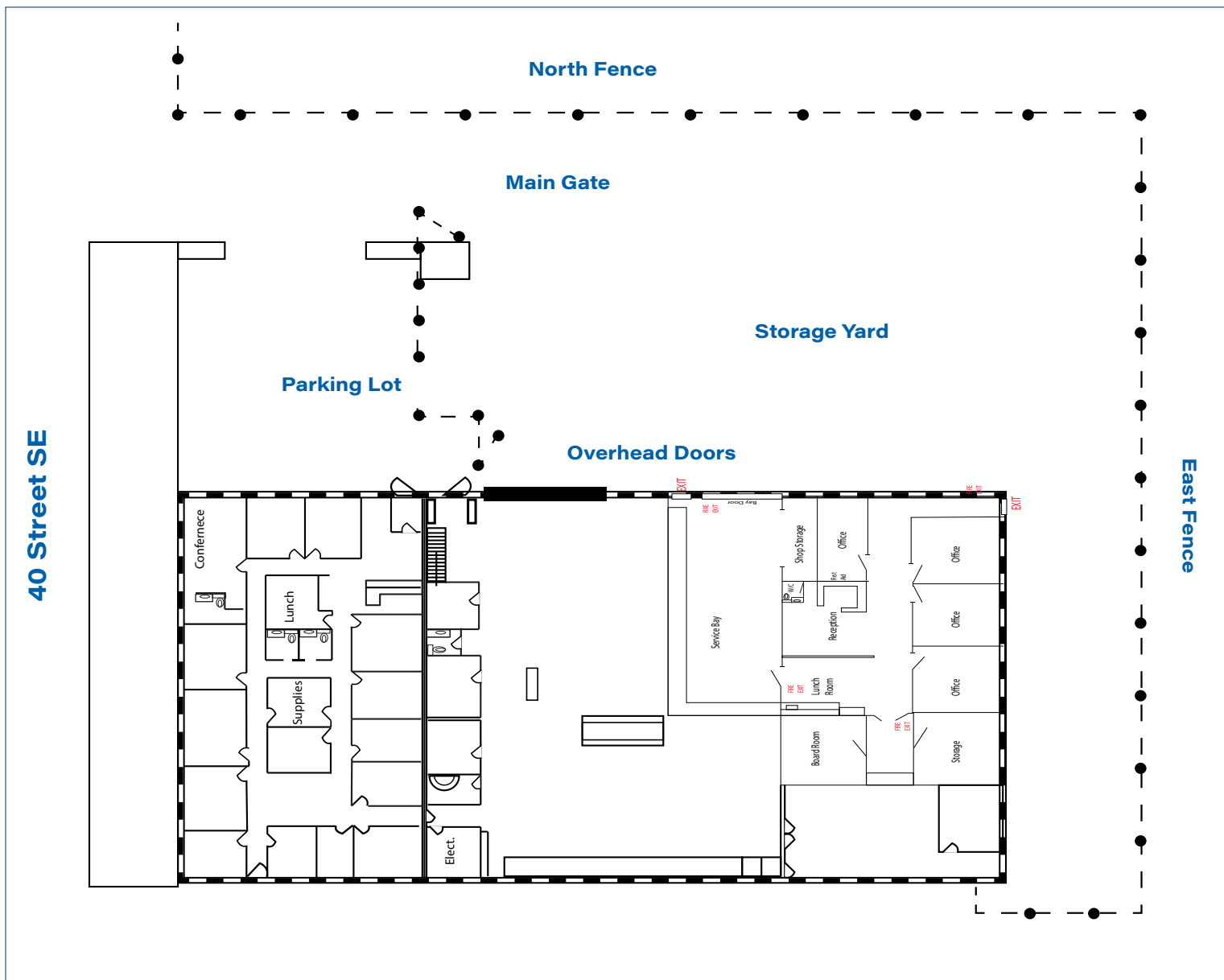
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FLOOR PLAN



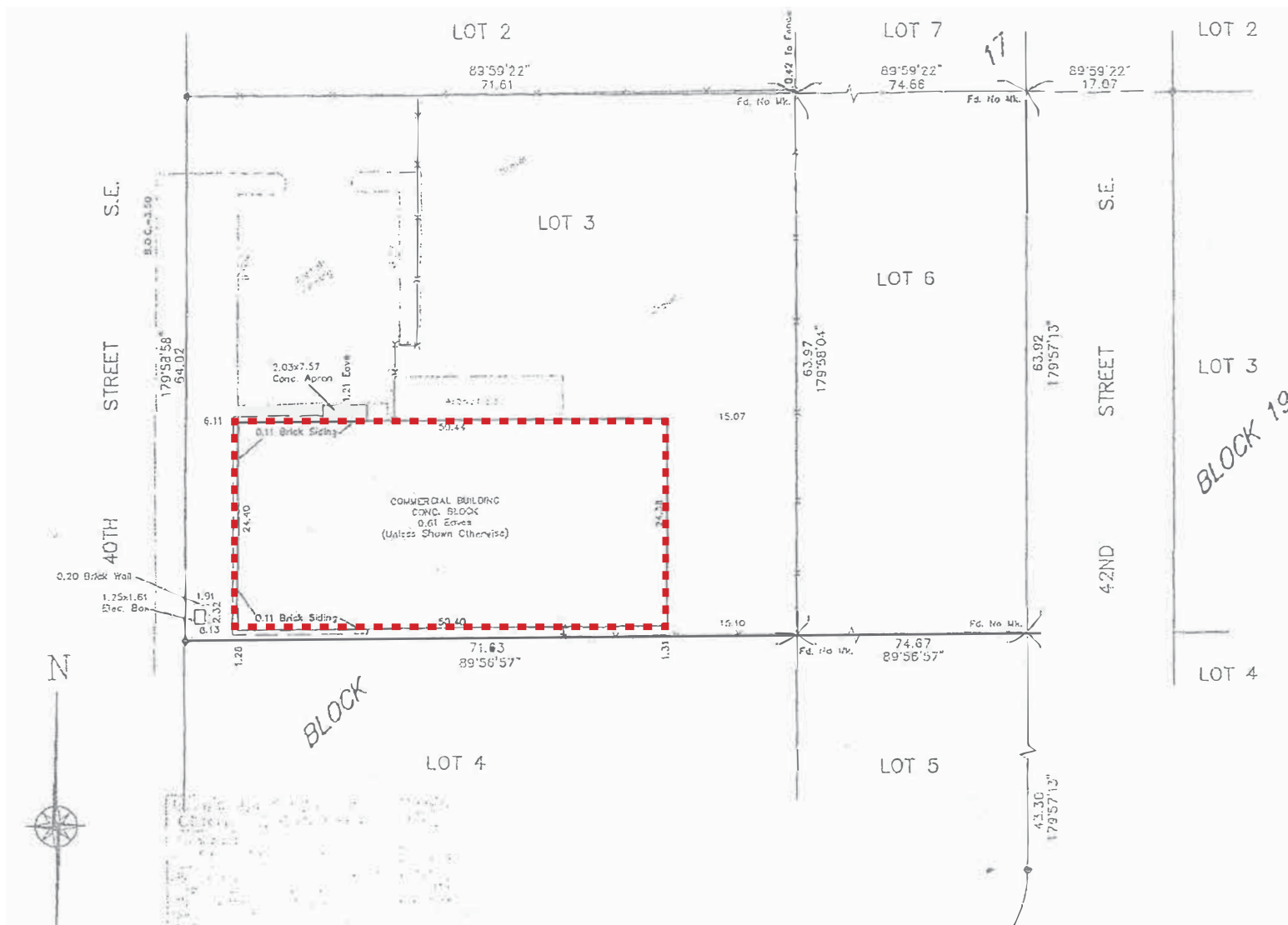
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SITE PLAN



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WAREHOUSE



STORAGE



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BOARDROOM



OFFICE/SHOWROOM



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