



FOR SALE

51,544 SF ON 3.68 ACRES

58 AVENUE SE

40 STREET SE

FREESTANDING BUILDING WITH LARGE PAVED YARD

5920 - 40 STREET SE

CALGARY, AB



Lead Agents:

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# PROPERTY DETAILS

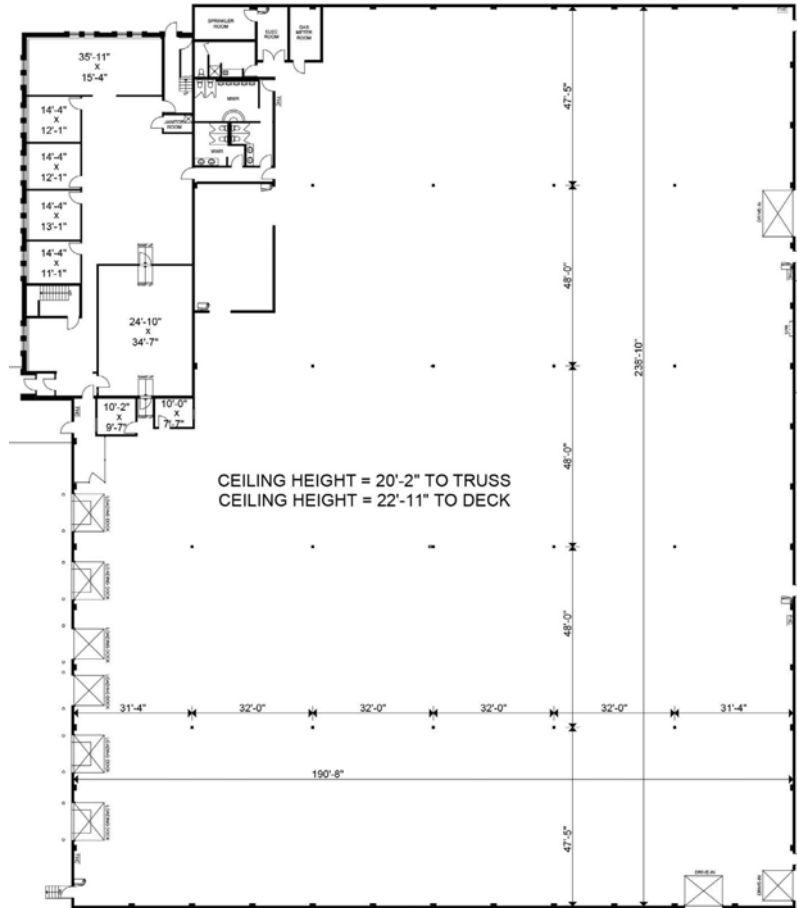
District:	Foothills Industrial
Legal Description:	Plan 7410843; Block 5, Lots 1 & 2
Zoning:	I-G (Industrial General)
Site Size:	± 3.68 acres
Available Area:	± 51,544 sf
Office Area:	± 4,406 sf (main floor) ± 4,423 sf (second floor)
Warehouse Area:	± 42,715 sf
Loading Doors:	6 (10' x 10') docks (5 levelers) 1 (12' x 14') drive-in 1 (8' x 12') drive-in
Ceiling Height:	20' clear
Power:	1,200A, 600V (TBV)
Sprinklers:	Yes
Lighting:	T-8
Year Built:	1976
Asking Price:	Market
Property Taxes:	\$159,223.53 (2024)
Available:	90 days from condition waiver

## Highlights

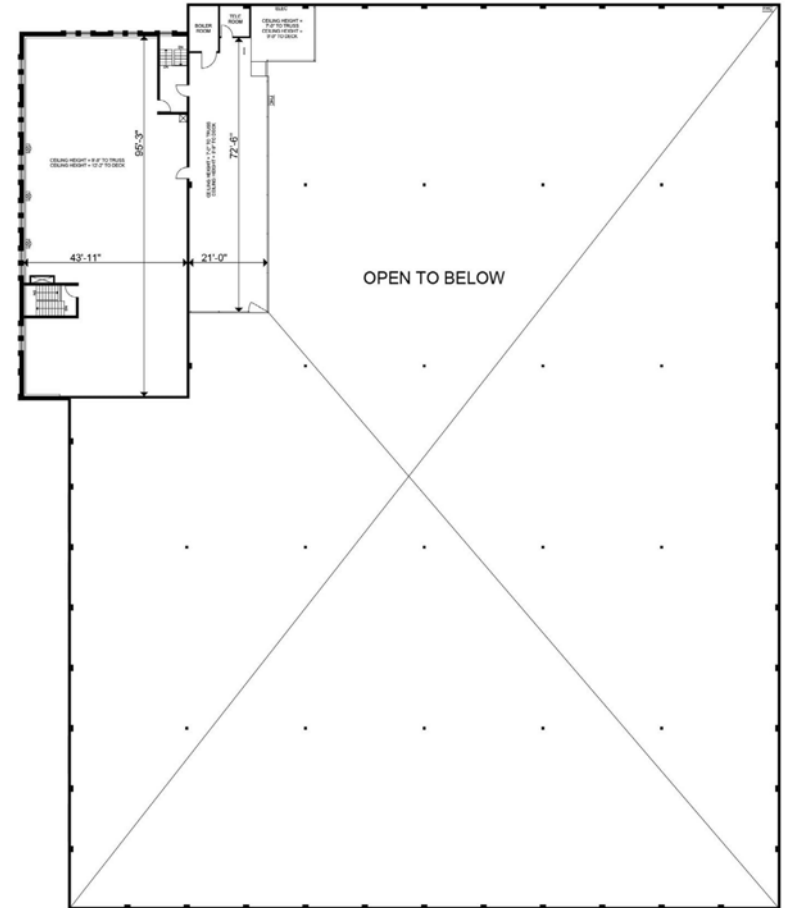
- Freestanding building with ± 1.17 acres of fenced and paved yard
- Dock and drive-in loading
- Building is sprinklered
- Ample on-site parking
- Good access onto major road arteries including Barlow Trail, Peigan Trail and 52<sup>nd</sup> Street SE



# FLOOR PLANS



Main Floor

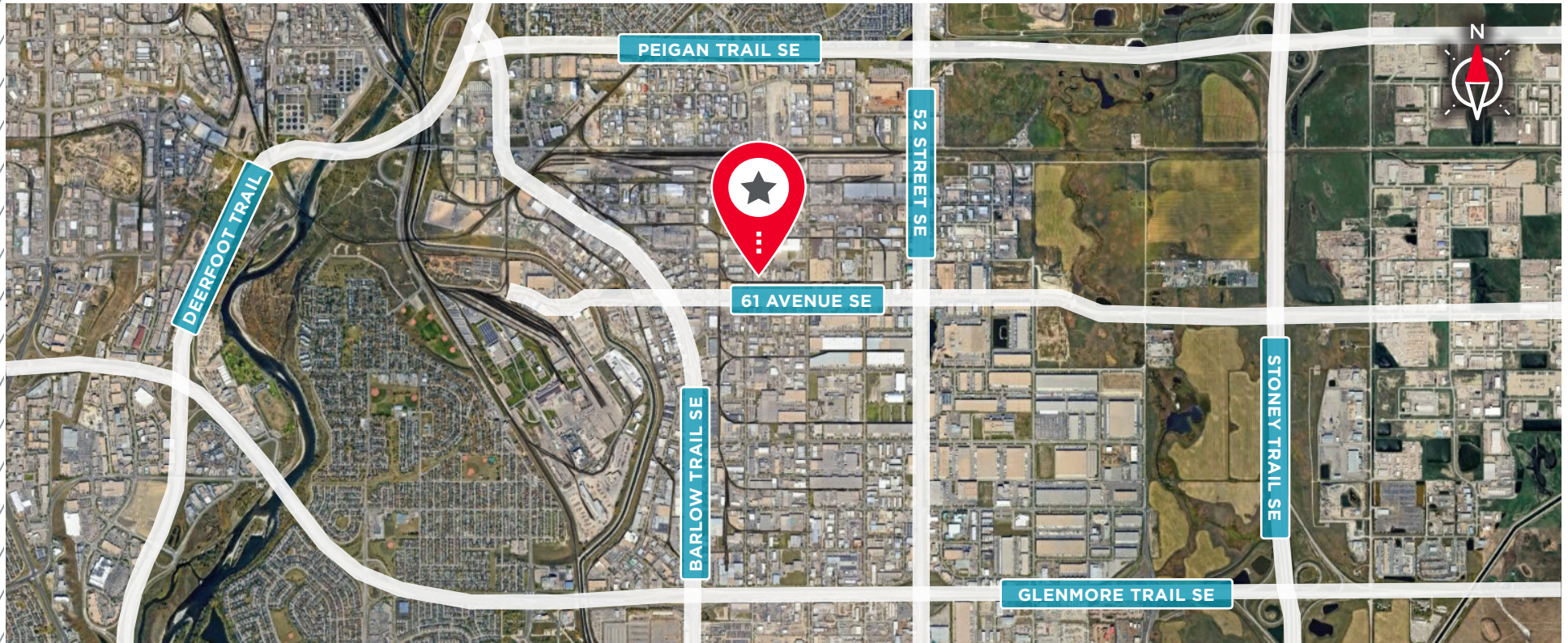


Second Floor





# LOCATION MAP



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