

# FOR SALE

## 5073 - 11 STREET S.E.

HIGHFIELD COMMERCIAL AREA



### PROPERTY DETAILS

|                 |                                                                       |
|-----------------|-----------------------------------------------------------------------|
| UNIT SIZE:      | 4,304 sq.ft. Main Floor<br>901 sq.ft. Mezzanine<br>5,205 sq.ft. Total |
| CEILING HEIGHT: | 26' (Warehouse)                                                       |
| MECHANICAL:     | ERV unit included                                                     |
| POWER:          | 200 amp                                                               |
| LOADING:        | Drive-in (14'x16')                                                    |
| ZONING:         | Industrial Commercial                                                 |
| PRICE:          | \$2,125,000                                                           |

- Exceptionally well constructed building.
- I-C zoning allows for excellent mix of user types.
- Retail and industrial occupant mix.
- Just north of Deerfoot Meadows.
- Bus route 30 out front, connects to 39 Avenue C-Train station.
- 60' loading area.
- Versatile mechanical system.
- ESFR sprinkler system.
- Yard area included.

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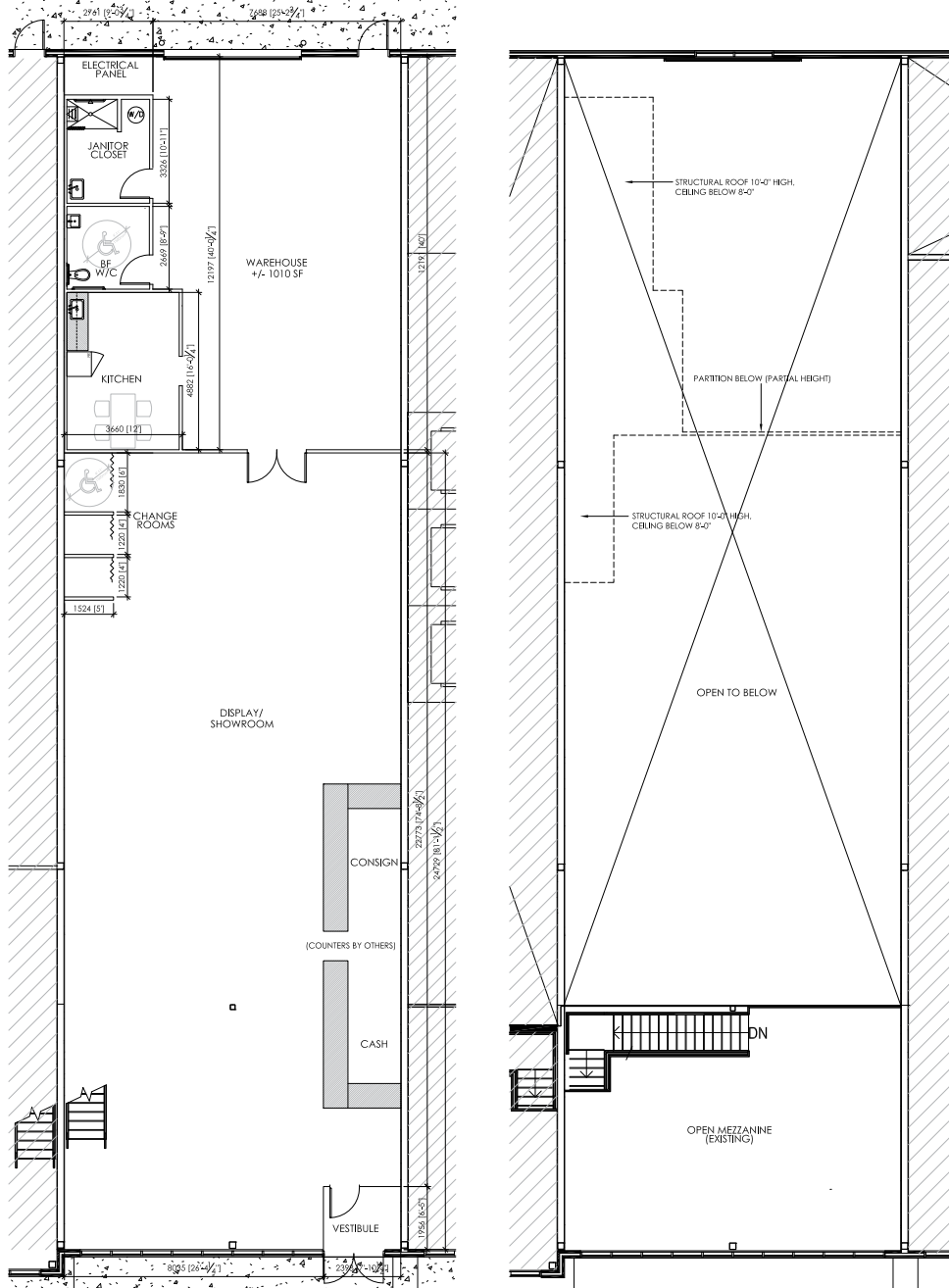
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### FLOOR PLAN

Floor Plan Shown Is Not Exact



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