

AVISON
YOUNG

For Sale or Lease

333 - 28 Street NE
Calgary, AB

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333 28 Street NE

Property details

DISTRICT	Meridian
ZONING	I-G (Industrial General)
BUILDING AREA	Office: 4,981 sf Warehouse: 12,429 sf Total: 17,410 sf
LOADING	6 dock doors
POWER	400 amps / 208 volt
CEILING HEIGHT	18'
SPRINKLERED	Yes - ESFR
PARKING STALLS	10 assigned stalls
SALE PRICE	\$3,950,000 (\$227 psf)
PROPERTY TAXES (2024 EST.)	\$46,623
LEASE RATE	\$14.00
CONDO FEES	TBV
YEAR BUILT	1990

Property highlights



Upgraded building façade with excellent exposure along 28th Street



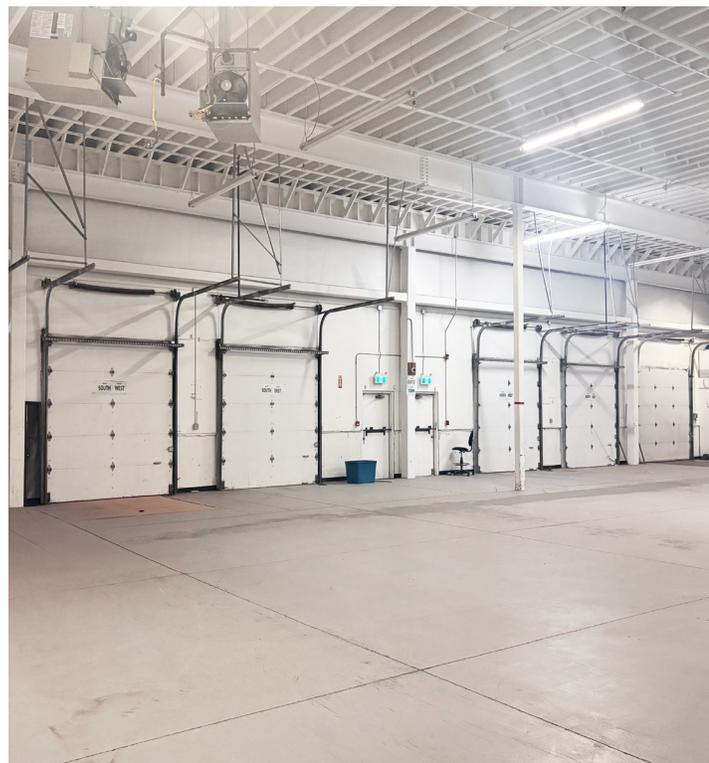
Newly build out office space over 2 floors

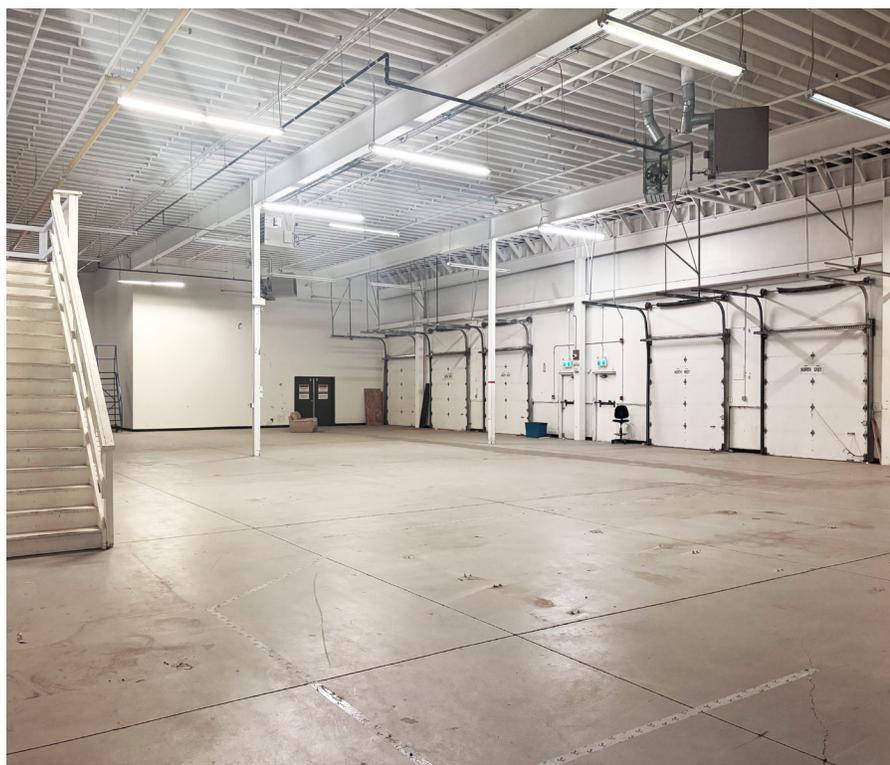


Functional warehouse area with a strong loading ratio

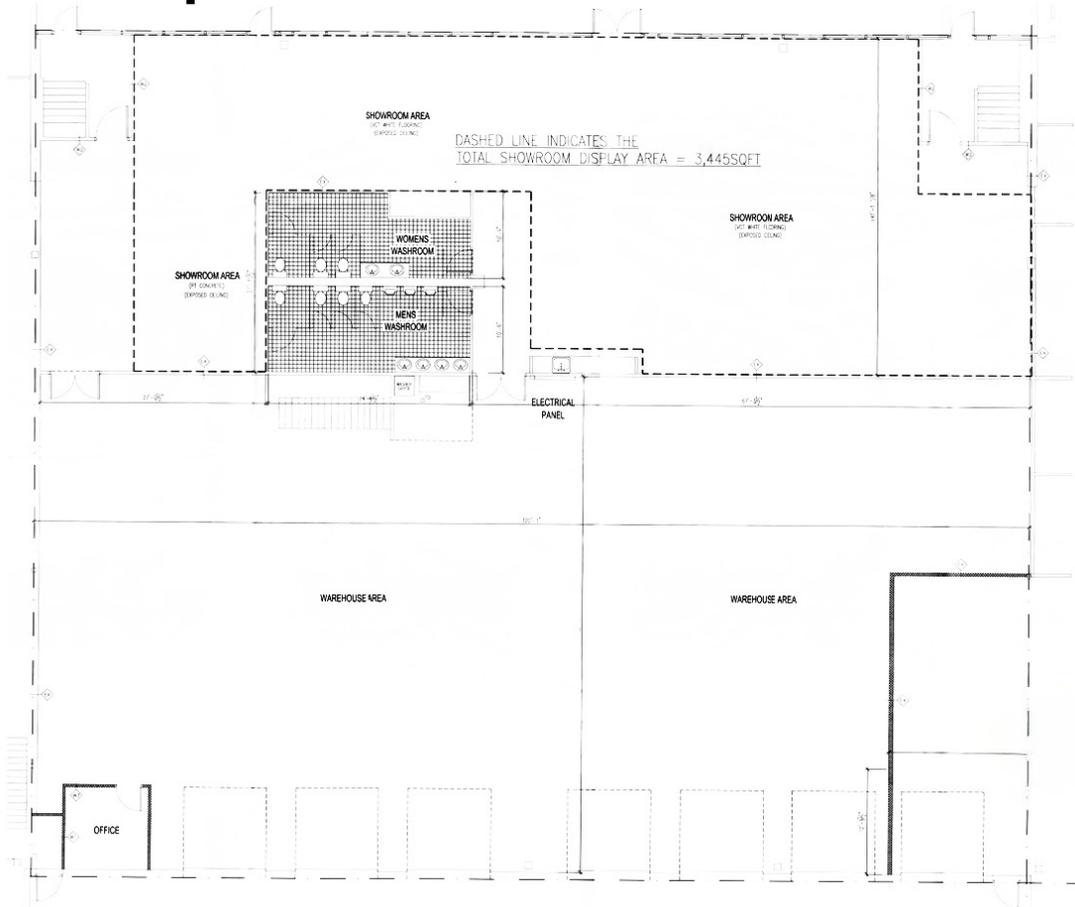


Located within close proximity to downtown Calgary with C-Train transit nearby

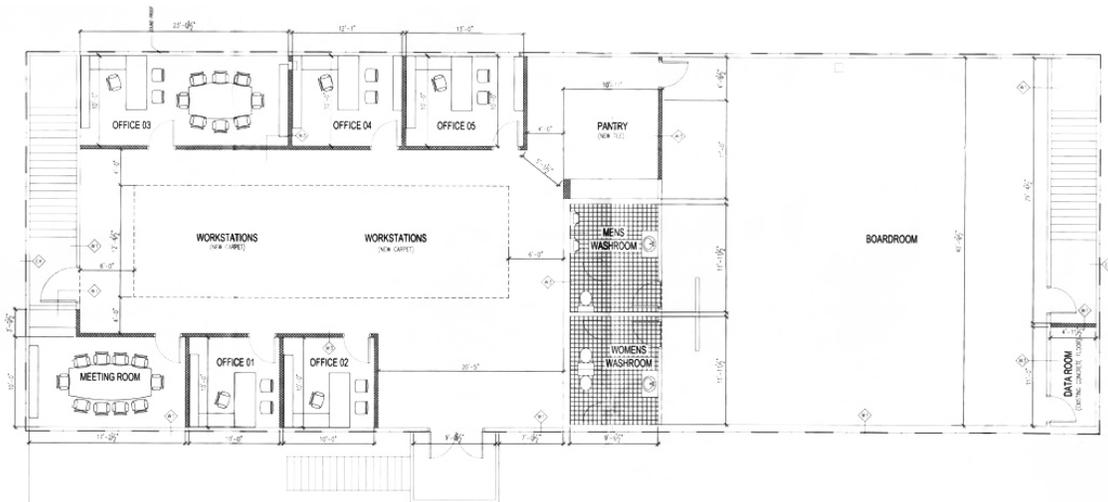




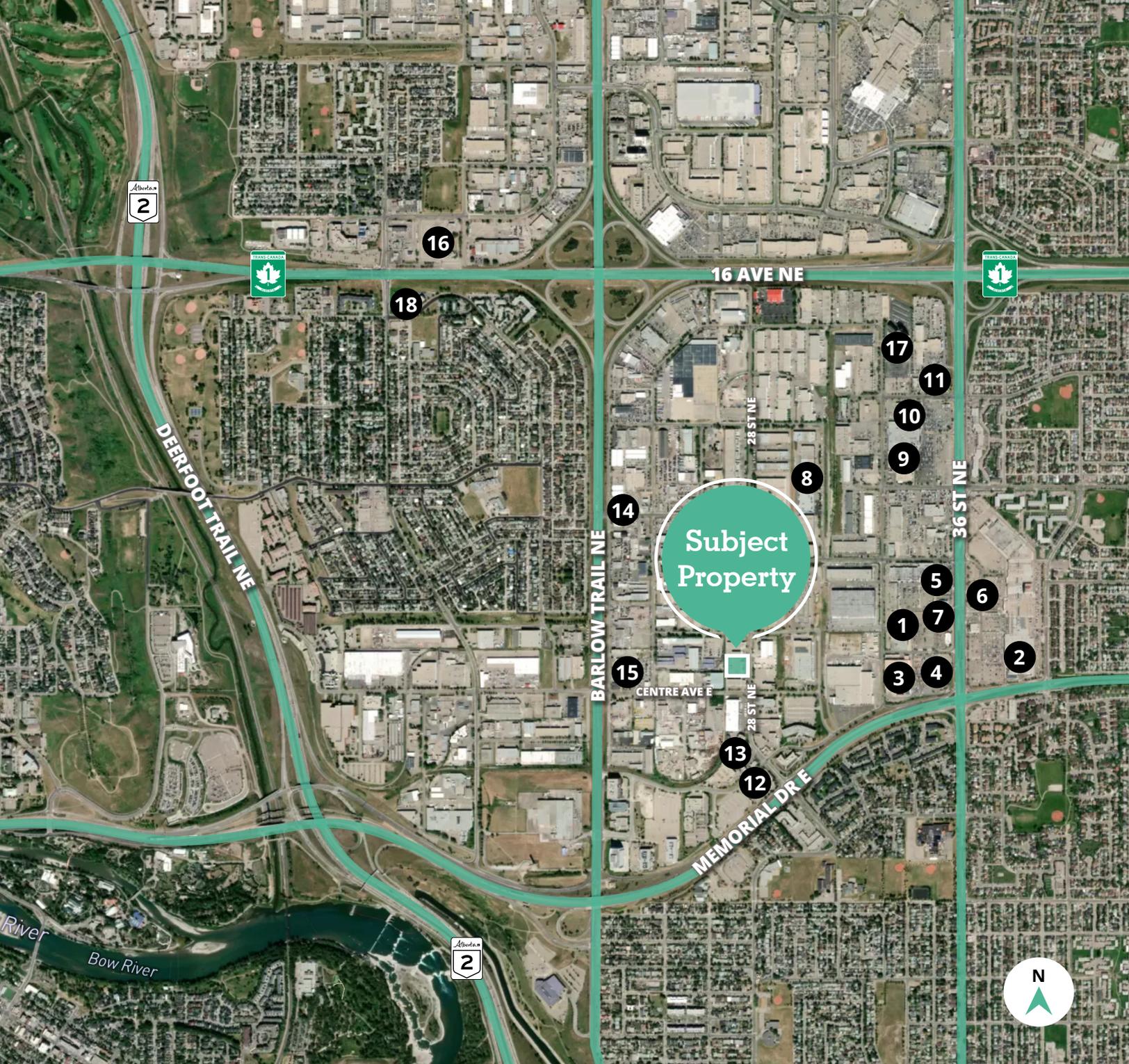
Main Floor plan



Second Floor plan



OFFICE	4,981 sf
WAREHOUSE	12,429 sf
TOTAL	17,410 sf



Location

- | | |
|------------------------------|--------------------------|
| 1. Safeway | 10. Jollibee |
| 2. Walmart Supercentre | 11. McDonald's |
| 3. The Home Depot | 12. Boston Pizza |
| 4. Olive Garden | 13. Village Pita Bakery |
| 5. Tim Hortons | 14. Esso |
| 6. The Old Spaghetti Factory | 15. Shawarma Barlow |
| 7. The Canadian Brewhouse | 16. DoubleTree by Hilton |
| 8. Tool Shed Beer & BBQ | 17. Best Western Premier |
| 9. Canadian Tire | 18. Holiday Inn |

Drive times

- | | |
|-----------|---|
| 7 | minutes
5.7km to
Downtown Core |
| 18 | minutes
17.4 km to
YYC International Airport |

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