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6971 107 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
23820


MLS ID:
A2090669

\$7,212,000



 **BRUCE MCINTOSH**
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 RE/MAX LANDAN REAL ESTATE
 403-256-3888

 6971 107 Avenue SE, Calgary , Alberta T2C5N6

Transaction Type For Sale	Title Fee Simple	Days On Market 217
Zoning IG	Subdivision East Shepard Industrial	Building Type Free-Standing
Year Built 2024	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 23120249	Building Area (Sq. Ft.) 27230.00
Building Area (Sq. M.) 2529.73	Lot Size (Sq. Ft.) 181209	Lot Size (Acres) 4.16
Construction Type Composite Siding,Concrete,Metal Frame,Mixed,Other,See Remarks	Foundation Poured Concrete	Cooling Partial
Heating Combination,Central,In Floor,Make-up Air,Exhaust Fan,Forced Air,Natural Gas,See Remarks	Lot Features Irregular Lot,Yard Drainage,Yard Lights,Other	Commercial Amenities Compacted Yard,Compressed Air Lines,Dock Levellers,Emergency Lighting,Lunchroom,Outside Storage,Parking-Extra,Paved Yard,See Remarks,Storage
Access to Property Accessible to Major Traffic Route,Paved Road,Public,Public Transportation Nearby	Inclusions none	Restrictions None Known
Reports Building Plans,Call Lister		

To be built 27,000 sq. ft. Truck shop and warehouse, located on 4.16 acres 107 Ave SE Calgary. 1st phase 15,000. sq. truck shop and office. 5 shop overhead doors 14' w x 16' h. 2 walk doors, Shop height 28 ft. Yard lighting. Sprinklers . Second phase 12,000 sq. ft. warehouse with loading docks, Listed price is for 1st phase complete and foundation complete for second phase. Seller prepared to complete both phases ant a negotiated complete price. Waiting for City of Calgary Development permits.

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