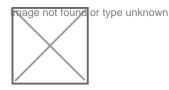


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

**2** (403) 256-3888

■ RE/MAX LANDAN REAL ESTATE

**403-256-3888** 

6971 107 Avenue SE, Calgary, Alberta T2C5N6

**Transaction Type** 

For Sale

Title

**Days On Market** 

217

Zoning

IG

Subdivision

Fee Simple

East Shepard Industrial

**Building Type**Free-Standing

Year Built

2024

Structure Type

Property Type Commercial

Property Sub Type

Industrial

Legal Plan 23120249

Industrial

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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