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512 MORaine ROAD NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location

Calgary, Alberta

Listing ID:

27260


MLS ID:

A2186665


\$4,650,000



 **KIMBERLY KIMBALL**

 (403) 701-0459

 RE/MAX Complete Realty

 403-930-8555

 512 Moraine Road NE, Calgary, Alberta T2A 2P2

Transaction Type For Sale	Title Fee Simple	Days On Market 42
Zoning I-G	Subdivision Meridian	Building Type Free-Standing
Year Built 2004	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 625JK	Office (Sq. Ft.) 6258.0000
Building Area (Sq. Ft.) 21258.00	Building Area (Sq. M.) 1974.92	Lot Size (Sq. Ft.) 47916
Lot Size (Acres) 1.10	Footprint (Sq. Ft.) 18000	Roof Flat,Tar/Gravel
Foundation Poured Concrete	Cooling Partial	Heating Combination,Natural Gas,Radiant
Lot Features Low Maintenance Landscape,Landscaped,Level,Paved	Commercial Amenities Boardroom,Floor Drain(s)/Grease Trap(s),Kitchen,Mezzanine,Parking- Extra	Access to Property Accessible to Major Traffic Route,Direct Access,Paved Road,Public Transportation Nearby,Visual Exposure
Inclusions N/A	Restrictions None Known	Reports Encroachment/Relaxation Agreemnt,Environmental Phase 1,Environmental Phase 2,Leases,RPR with Compliance

Attractive industrial building with great city and mountain views. Centrally located just off Barlow Trail, and blocks from Memorial Drive NE. Professionally developed office space, and clean warehouse bays. Constructed in 2004 with new pre-cast concrete. Radiant heating in warehouse, plus a total of 2 drains and 2 sumps. Designed to accommodate 4 separate bays. Currently demised into 2 Bays or 14,250 SqFt, (currently available) and 7,000 SqFt (leased with income of \$70,000 per year with steps). The 14,250 SqFt has approximately 10 offices, boardrooms, kitchen, and washrooms, plus an office and washroom with shower in warehouse. Professionally developed 2nd floor office with the 7,000 SqFt bay. Storage mezzanine in the larger bay has potential for future development. 15 parking stalls at the front of the building plus room for at least 16 additional stalls at rear of building or yard storage. One block off Barlow Trail, with quick access to Memorial Drive and Deerfoot Trail, minutes to DT Calgary, 15 minutes to the International Airport.

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