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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**
 (403) 256-3888

 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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