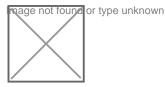


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 512 MORAINE ROAD NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 24571

MLS ID: A2115846

\$4,850,000



- **△** KIMBERLY KIMBALL
- **2** (403) 701-0459
- □ RE/MAX Complete Realty
- **403-930-8555**
- 512 Moraine Road NE, Calgary, Alberta T2A 2P2

**Transaction Type** 

For Sale

Title

**Days On Market** 

163

Zoning

I-G

Subdivision

Meridian

**Building Type** 

Fee Simple

Free-Standing

Year Built

2004

Structure Type

Industrial

**Property Type** Commercial

**Property Sub Type** 

Industrial

Legal Plan

21258.00

Building Area (Sq. M.)

1974.92

Lot Size (Sq. Ft.)

47916

625JK

Lot Size (Acres)

Building Area (Sq. Ft.)

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, Level

**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

Other Documents

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 SgFt 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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