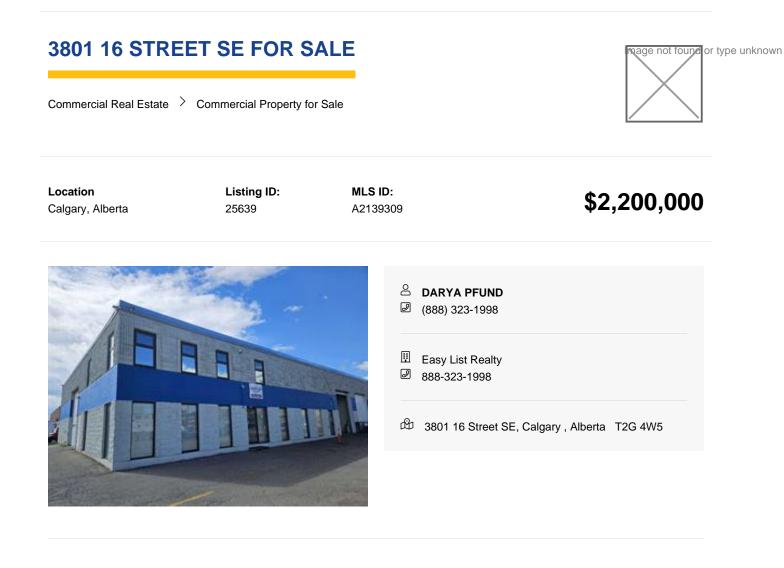


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Transaction Type	Days On Market	Zoning
For Sale	83	I-R
Subdivision	Year Built	Structure Type
Alyth/Bonnybrook	1975	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Industrial	7510560
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
9120.00	847.27	n/a
Restrictions None Known	Reports Environmental Phase 1,Environmental Phase 2,RPR	

For more information, please click on Brochure button below. Centrally located in the Southeast district of Bonnybrook, with easy access to Blackfoot Trail, Deerfoot Trail, and 42nd Avenue. 0.33 Acres (14,375 sq ft). Concrete block building with newer roof (2019). 9,120 total developed sq ft (7,929 sq ft main floor plus 1083 sq ft developed office space/guest suite upstairs and 108 sq ft mezzanine). Heavy power upgrade 800amp/600volt 3-phase (1200amp transformer). Make-Up Air Unit (40 hp/575 volt) with programmable cleaning controls. Could easily be converted potentially into 3 separate condo bays plus separate upstairs office/suite. 3 Large Drive-In Doors (12 ft x 14ft, 1 Power & 2 Manual). 18 ft ceilings, New LED Lighting, Data Lines upgraded to Cat. 6. New A/C units up & down, furnaces up & down, and LED shop lighting. 1083 sq ft upstairs office/optional 2 bdrm/1 bath guest suite with a beautiful new kitchen and large island, bathroom with shower and 2 sinks and large closet, stack washer/dryer, storage, and new windows. Zoning I-R (Industrial - Redevelopment).

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