

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.

## 5715 35 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**

Calgary, Alberta

**Listing ID:**


25753



**MLS ID:**


A2140963

**\$3,900,000**



 **ILYA RAYKHLIN**  
 (403) 999-2277

 RE/MAX House of Real Estate  
 403-287-3880

 5715 35 Street SE, Calgary , Alberta T2C 2H1

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 77
<b>Zoning</b> I-G	<b>Subdivision</b> Foothills	<b>Year Built</b> 1980
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 7810281	<b>Building Area (Sq. Ft.)</b> 14248.00	<b>Building Area (Sq. M.)</b> 1323.67
<b>Lot Size (Sq. Ft.)</b> 59241	<b>Lot Size (Acres)</b> 1.36	<b>Inclusions</b> Negotiable
<b>Restrictions</b> Airspace Restriction,Utility Right Of Way	<b>Reports</b> Call Lister	

INVESTOR ALERT! — This recently renovated and upgraded investment property has been leased by a large multinational tenant with an excellent covenant. Their initial lease term expires in 2028 and they have three options to extend for up to another 15 years. The current cap rate is approximately 5% with upside as the net rent increases annually. — Location: Foothills Industrial / Year Built: 1980 / Available: Immediately / Site Size: ~ 1.36 acres / Building Area: ~ 14,248 square feet / Zoning: I-G (Industrial General) / Loading: 3 – 14' x 14' drive-in doors, 2 – 10' x 10' drive-in doors, 1 – 12' x 12' drive-in doors / Ceiling Height: ~ 20' to 26' in shop / Power: 400 amps @ 600 volts (TBV) / 2024 Property Taxes: \$60,478.56 / 2024 Assessed Value: \$2,750,000 / Notes: Expertly built and recently renovated and upgraded, this building features: ~ 11,266 square feet of shop space, ~ 2,982 square feet of office space over two floors, Partly paved and fenced yard space, Make-up air system in shop, Multiple large overhead cranes, Curtained wash bay with pressure washer, Air-conditioned offices on both floors, Numerous nearby amenities, Area serviced by public transit — DISCLOSURE: Tenant has the right of first refusal to purchase the property.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.