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## 132 SKYLINE CRESCENT NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
26932


**MLS ID:**  
A2180498

**\$7,800,000**



 **ROBERT WILLIAMS**  
 (403) 245-0773

 Century 21 Bamber Realty LTD.  
 403-245-0773

 132 Skyline Crescent NE, Calgary , Alberta T2k 5X7

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 69	<b>Zoning</b> I-R
<b>Subdivision</b> Skyline West	<b>Building Type</b> Manufacturing,Warehouse	<b>Year Built</b> 1981
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 8010082	<b>Building Area (Sq. Ft.)</b> 33969.00	<b>Building Area (Sq. M.)</b> 3155.80
<b>Lot Size (Sq. Ft.)</b> 53507	<b>Lot Size (Acres)</b> 1.23	<b>Access to Property</b> Back Alley Access,Airport Nearby,Lane
<b>Inclusions</b> N/A	<b>Restrictions</b> Airspace Restriction,Utility Right Of Way	<b>Reports</b> None

Discover a unique chance to acquire these remarkable industrial properties located in the Skyline (West) industrial area of Calgary, just 15 minutes from downtown and the airport. This exceptional 33,969 sq ft building, with an additional 9,486 sq ft of mezzanine space, offers amazing visibility with direct exposure to Deerfoot Trail. The mezzanine space includes a beautifully finished office area adaptable for any business. The buildings are equipped with large electrical services to support the current tenant, this property is ideal for owner/users or as a valuable investment for landlords. Situated on approximate 1.22 acres, it provides plenty of space for expansion, parking, or additional outdoor operations. Whether you're an owner/user seeking a strategic location or an investor looking for a prime asset with growth potential, this property is an opportunity not to be missed. This sale is land and buildings only. The business is not for sale. no goods or equipment are included in the sale. Sale includes the following legal descriptions, plan:8010082, Block:3, Lots:1-8. There are 4 buildings and 8 parcels included in the sale. Book your tour today.

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