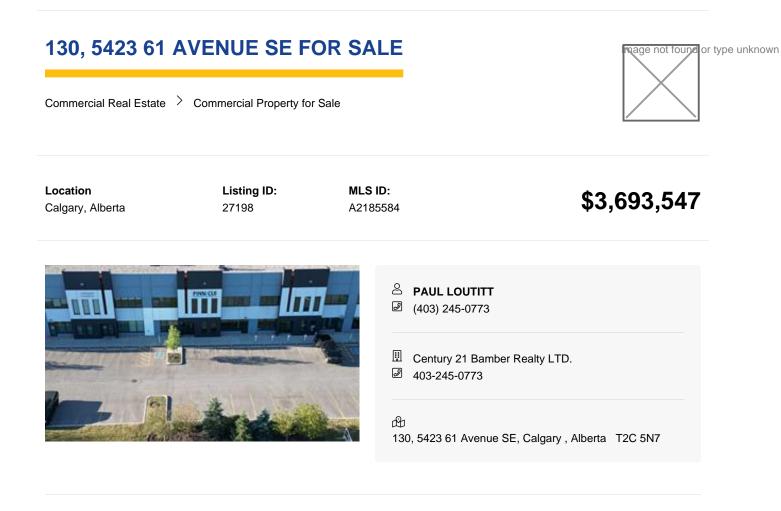


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Transaction Type	Title	Days On Market
For Sale	Fee Simple	24
Zoning	Subdivision	Year Built
I-G	Foothills	2019
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
1811679	12353.00	1147.62
Footprint (Sq. Ft.)	Parking	Roof
10911	10	Membrane
Foundation	Cooling	Heating
Poured Concrete	Partial	Central,Overhead Heater(s),Natural Gas
Inclusions	Restrictions	Reports
n/a	Board Approval	Condo/Strata Bylaws

SALE OR LEASE Highlights...12,353 sq. ft, 10,911 main floor plus 1,442 sq. ft. open mezzanine - Excellent location just off 52 Street SE, proximity and direct access to Stoney Trail on 61 Ave and Deerfoot via Glenmore Trail. - Newer state of the art pre-cast concrete construction, developed main floor office, 1,442 sq. ft. open concrete mezzanine with separate entrance, balance is open warehouse. - Key features include, 10 parking stalls, 26' ceiling height, heavy floor load, LED Lighting, skylights, ceiling fans, ESFR fire protection, 2 electric dock loading doors with levelers, and electric drive in door with sump. - Drive around yard with generous depth and loading. Rare find, state of the Art Industrial Condominium development , Main floor office includes large reception Open office area, private office, boardroom, kitchen and washroom, balance of space open warehouse. Excellent location just of 52 street direct access to Stoney trail on 61 Ave and Deerfoot trail via Glenmore Trail.

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