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## 130, 5423 61 AVENUE SE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
27198


**MLS ID:**  
A2185584

**\$3,693,547**



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 130, 5423 61 Avenue SE, Calgary , Alberta T2C 5N7

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