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4202, 16 STREET STREET SE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta



Listing ID:
27229


MLS ID:
A2186068

\$2,690,000



 **JEFF KEET**

 **CDN Global Advisors Ltd.**
 **403-531-4336**

 **4202, 16 Street Street SE, Calgary , Alberta T2G 3S3**

Transaction Type For Sale	Title Fee Simple	Days On Market 26
Lease Amount 15.00	Lease Frequency Monthly	Zoning Industrial Redevelopment
Subdivision Alyth/Bonnybrook	Building Type Free-Standing,Manufacturing,See Remarks	Year Built 1991
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 2167N	Building Area (Sq. Ft.) 11007.00	Building Area (Sq. M.) 1022.58
Footprint (Sq. Ft.) 10007	Construction Type Metal Frame,Metal Siding	Roof Metal
Foundation Poured Concrete,Slab	Electric 600 Amp Service	Heating Make-up Air,Overhead Heater(s),Forced Air,Natural Gas,Radiant
Lot Features Corner Lot	Commercial Amenities See Remarks	Access to Property Direct Access
Inclusions NA	Restrictions None Known	Reports Floor Plans

This is a centrally located free standing building on a 0.60 Acre corner lot in Alyth/Bonneybrook. The Subject Property is 11,007 rentable square feet. Features include heavy power, 1 drive-through bay with sump, 2 drive-in loading doors, & an exterior dock platform at rear of property. The building has a make-up air unit. New LED lighting throughout warehouse/shop space. Close proximity to Blackfoot Trail, Ogden Road, & Deerfoot Trail. Property is available for sale or lease. On a Lease basis, the property is available at a Base Rent starting at \$15.00 PSF.

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