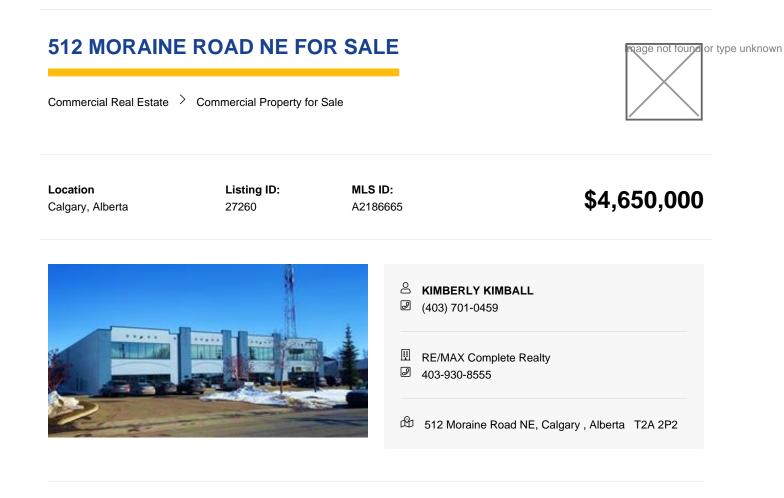


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Transaction Type For Sale

Zoning I-G

Year Built 2004

Property Sub Type Industrial

Building Area (Sq. Ft.) 21258.00

Lot Size (Acres) 1.10

Foundation Poured Concrete

Lot Features Low Maintenance Landscape,Landscaped,Level,Paved

Inclusions N/A Title Fee Simple

Subdivision Meridian

Structure Type Industrial

Legal Plan 625JK

Building Area (Sq. M.) 1974.92

Footprint (Sq. Ft.) 18000

Cooling Partial

Commercial Amenities Boardroom,Floor Drain(s)/Grease Trap(s),Kitchen,Mezzanine,Parking-Extra

Restrictions None Known Days On Market 20

Building Type Free-Standing

Property Type Commercial

Office (Sq. Ft.) 6258.0000

Lot Size (Sq. Ft.) 47916

Roof Flat,Tar/Gravel

Heating Combination,Natural Gas,Radiant

Access to Property Accessible to Major Traffic Route,Direct Access,Paved Road,Public Transportation Nearby,Visual Exposure

Reports

Encroachment/Relaxation Agreemnt,Environmental Phase 1,Environmental Phase 2,Leases,RPR with Compliance

Attractive industrial building with great city and mountain views. Centrally located just off Barlow Trail, and blocks from Memorial Drive NE. Professionally developed office space, and clean warehouse bays. Constructed in 2004 with new pre-cast concrete. Radiant heating in warehouse, plus a total of 2 drains and 2 sumps. Designed to accommodate 4 separate bays. Currently demised into 2 Bays or 14,250 SqFt, (currently available) and 7,000 SqFt (leased with income of \$70,000 per year with steps). The 14,250 SqFt has approximately 10 offices, boardrooms, kitchen, and washrooms, plus an office and washroom with shower in warehouse. Professionally developed 2nd floor office with the 7,000 SqFt bay. Storage mezzanine in the larger bay has potential for future development. 15 parking stalls at the front of the building plus room for at least 16 additional stalls at rear of building or yard storage. One block off Barlow Trail, with quick access to Memorial Drive and Deerfoot Trail, minutes to DT Calgary, 15 minutes to the International Airport.

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