

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 512 MORaine ROAD NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**

Calgary, Alberta

**Listing ID:**

27260


**MLS ID:**

A2186665


**\$4,650,000**



 **KIMBERLY KIMBALL**

 (403) 701-0459

 RE/MAX Complete Realty

 403-930-8555

 512 Moraine Road NE, Calgary, Alberta T2A 2P2

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 20
<b>Zoning</b> I-G	<b>Subdivision</b> Meridian	<b>Building Type</b> Free-Standing
<b>Year Built</b> 2004	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 625JK	<b>Office (Sq. Ft.)</b> 6258.0000
<b>Building Area (Sq. Ft.)</b> 21258.00	<b>Building Area (Sq. M.)</b> 1974.92	<b>Lot Size (Sq. Ft.)</b> 47916
<b>Lot Size (Acres)</b> 1.10	<b>Footprint (Sq. Ft.)</b> 18000	<b>Roof</b> Flat,Tar/Gravel
<b>Foundation</b> Poured Concrete	<b>Cooling</b> Partial	<b>Heating</b> Combination,Natural Gas,Radiant
<b>Lot Features</b> Low Maintenance Landscape,Landscaped,Level,Paved	<b>Commercial Amenities</b> Boardroom,Floor Drain(s)/Grease Trap(s),Kitchen,Mezzanine,Parking- Extra	<b>Access to Property</b> Accessible to Major Traffic Route,Direct Access,Paved Road,Public Transportation Nearby,Visual Exposure
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> 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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and

identify the quality of services provided by real estate professionals who are members of CREA. Used under license.