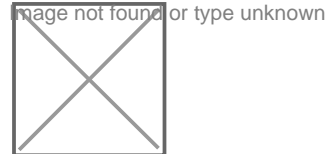


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

216 50 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Calgary, Alberta



Listing ID:
28087


MLS ID:
A2132307

\$2,250,000



 **BENNETT EDWARDSON**
 (403) 973-0238

 Manchester Properties Inc.
 403-212-5375

 216 50 Avenue SE, Calgary , Alberta T2G 2A9

Transaction Type For Sale	Title Fee Simple	Days On Market 260
Zoning IG	Subdivision Manchester Industrial	Building Type Warehouse
Year Built 1960	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 6002JK	Building Area (Sq. Ft.) 8540.00
Building Area (Sq. M.) 793.39	Lot Size (Sq. Ft.) 20908	Lot Size (Acres) 0.48
Access to Property Direct Access,Paved Road	Inclusions N/A	Restrictions None Known

Reports

Appraisal,Environmental Phase
1,Environmental Phase 2,RPR with
Compliance

8,540 Sq. Ft. (+/-) industrial warehouse building with yard on 0.48 Acres located in the Calgary community of Manchester Industrial. Building has 400 AMP service and a 10' x 10' overhead drive in door with the ability to add additional overhead doors. This property is in an excellent south central location with quick access to Blackfoot Trail, downtown Calgary via Macleod Trail and just a short distance from Chinook Centre and Calgary Transit Stations (Chinook & 39th Avenue Station). Not to mention this property is just a stones through away from the Calgary Barley Belt... the local amenities in the Manchester area can't be beat! This building would be well suited for a number of different uses from contractor shop and office, an instructional use facility for sports and training, or another light industrial use. Alternatively this building/site could accommodate an alteration/addition to the existing building or a redevelopment opportunity in the sought after South Central community of Manchester. The owner will consider short term leases of 6 months – 1 year with termination clause in case of a sale.

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