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1114 & 1118, 4316 64 AVENUE SE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
33211

MLS ID:
A2274636

\$1,900,000



 **JESSICA MACDONALD**
 (403) 291-0425

 CMS Real Estate Ltd.
 403-291-0425

 1114 & 1118, 4316 64 Avenue SE, Calgary , Alberta T2C 2B3

Transaction Type For Sale	Title Fee Simple	Days On Market 99
Zoning I-G	Subdivision Foothills	Year Built 1977
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 0910386	Building Area (Sq. Ft.) 8129.00	Building Area (Sq. M.) 755.20
Inclusions N/A	Restrictions Airspace Restriction,Condo/Strata Approval,Restrictive Covenant	Reports Condo/Strata Bylaws,Floor Plans

Two combined bays totaling 8,129 sq.ft in Foothills Industrial. Bay 1114: 4,025 sq.ft shell with 2 drive-in doors (12'x15') and sump. Bay 1118: 4,104 sq.ft total with 3,260 sq.ft. warehouse, 844 sq.ft. main floor office and 844 sq.ft. bonus mezzanine, 1 drive-in door (12'x15') and MUA unit (CFM to be determined). Condo fees \$562.89/mo per bay. Strategically located with excellent access to Deerfoot Trail, Glenmore Trail, Barlow Trail, Stoney Trail & 52 Street SE. Perfect for a variety of industrial uses.

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