



GRASSROOTS
REALTY GROUP

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4202, 16 Street Street SE
Calgary, Alberta

MLS # A2186068



\$2,690,000

Division:	Alyth/Bonnybrook
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	11,007 sq.ft.
Zoning:	Industrial Redevelopment

Heating:	Make-up Air, Overhead Heater(s), Forced Air, Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Cable, Electricity Connected, Natural Gas, Phone, Sewer
Exterior:	Metal Frame, Metal Siding	Parking:	-
Water:	Public	Lot Size:	-
Sewer:	Public Sewer	Lot Feat:	Corner Lot
Inclusions:	NA		

This is a centrally located free standing building on a 0.60 Acre corner lot in Alyth/Bonnybrook. 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.