



GRASSROOTS
REALTY GROUP

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512 Moraine Road NE
Calgary, Alberta

MLS # A2186665



\$4,650,000

Division:	Meridian
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	21,258 sq.ft.
Zoning:	I-G

Heating:	Combination, Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Flat, Tar/Gravel	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	1.10 Acres
Sewer:	-	Lot Feat:	Landscaped, Level, Low Maintenance Landscape, Paved
Inclusions:	N/A		

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.