

FOR SALE

285039 Bluegrass Drive



PROPERTY FEATURES

- Manufacturing Facility on 3.53 Acres
- Overhead cranes and heavy power in shop
- Drive through loading
- Fenced and secured yard
- Nicely built out office
- Minutes from Stoney Trail
- Vendor will consider a lease back



CMS Real Estate Ltd.

#200, 136 - 17 Ave NE Calgary, AB T2E 1L6
403-291-0425

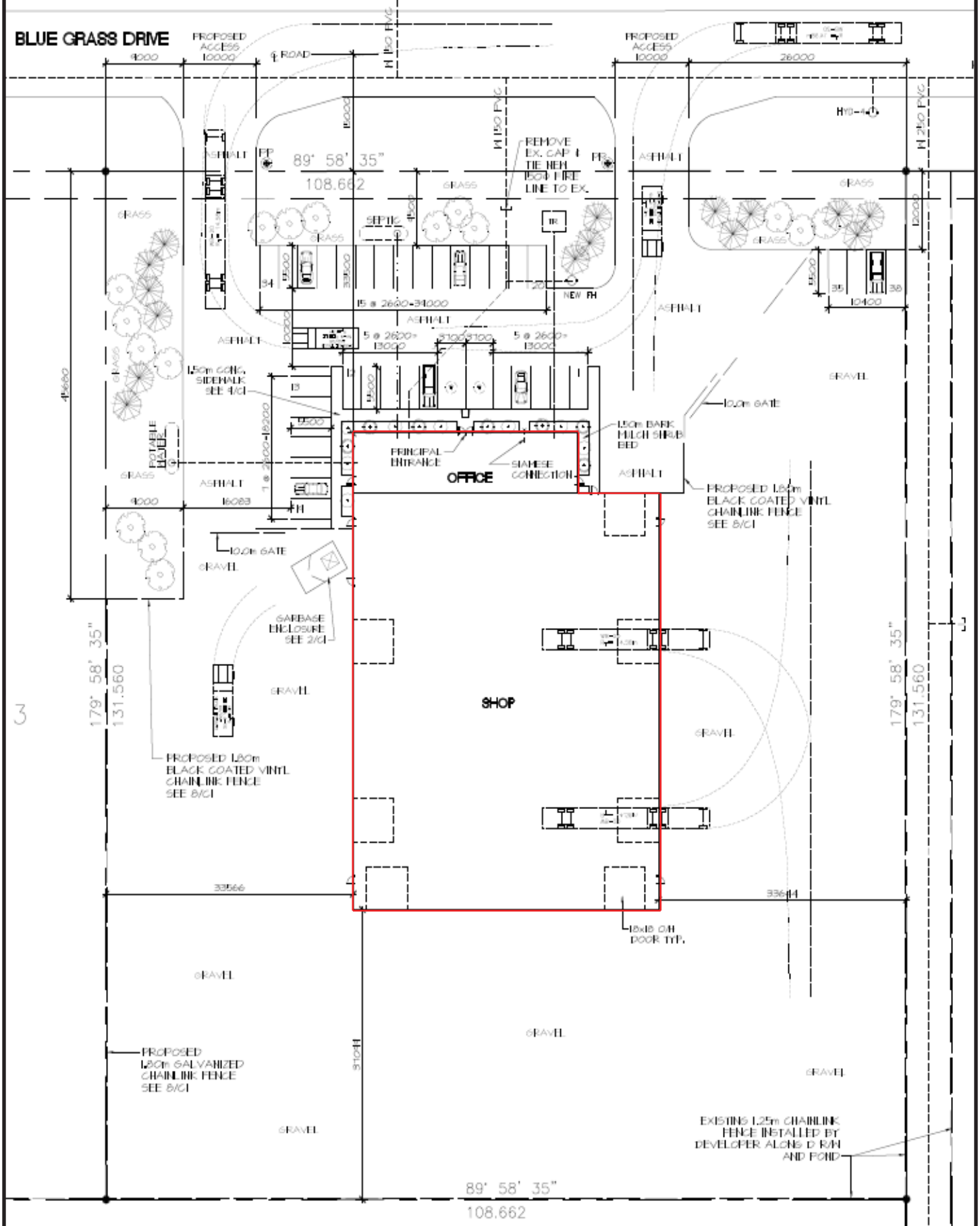
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PROPERTY INFORMATION

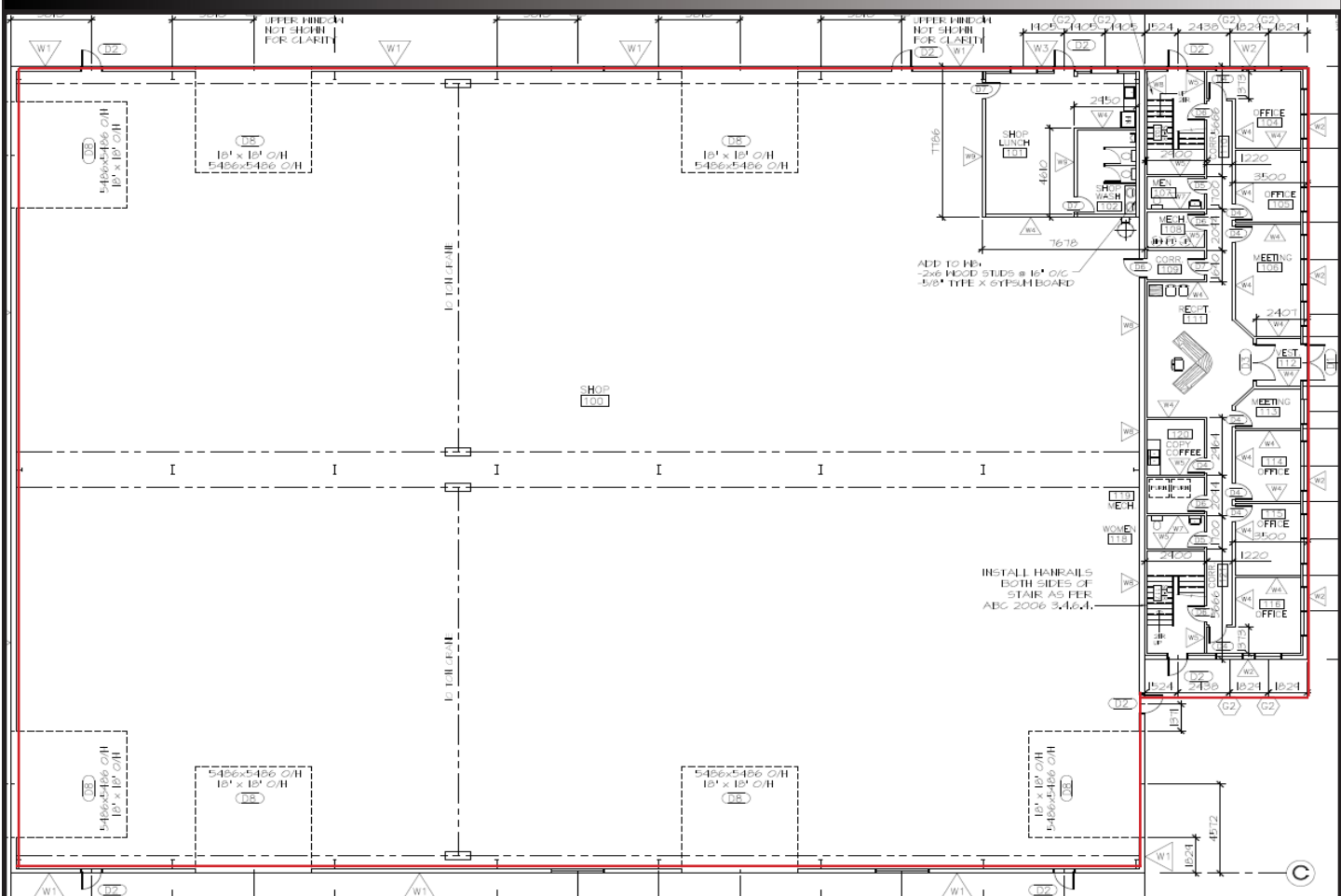
Address: 285039 Bluegrass Drive
Legal Description: 1013152; 3; 4
Year Built: 2013
Zoning: DC-127
District: Wrangler
Site Size: 3.53 Acres
Building Size: Main Floor Office: 2,500 sq.ft.
2nd Floor Office: 2,500 sq.ft. (undeveloped)
Shop: 23,800 sq.ft.
Total: 28,800 sq.ft.
Loading: 7 Drive In (18' x 18')
Drive Through Access
Ceiling Height: 30' - 32'
Power: 800 Amp
Construction: Pre-engineered steel building
Quality office build out
Cranes: Four 5 Ton Cranes
Hook Height: 19'
Upgrades: Make up air and exhaust
Electric power overhead doors
Taxes (2017): \$33,155.88
Asking Sales Price: \$5,900,000



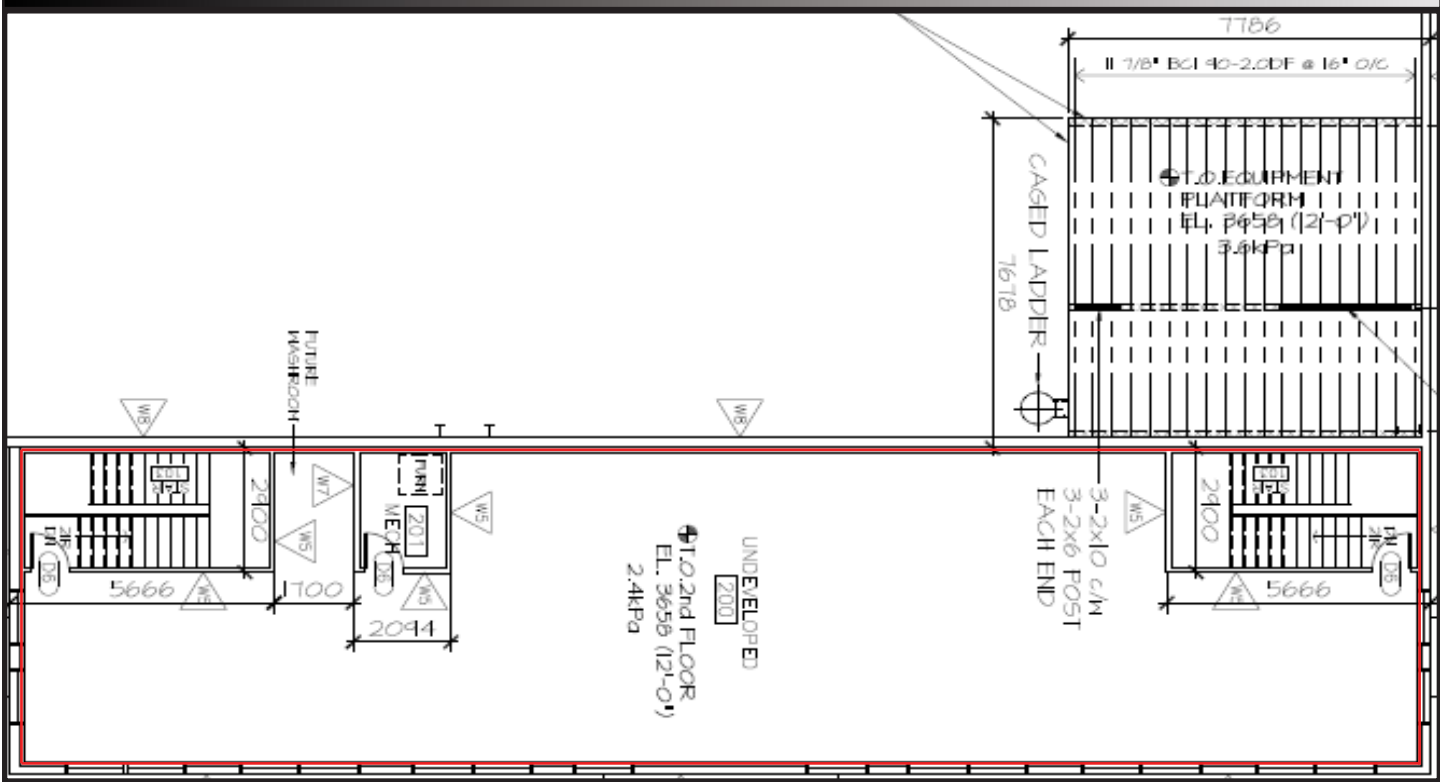
SITE PLAN



MAIN FLOOR PLAN



SECOND FLOOR PLAN



PROPERTY PHOTOS



Reception



Boardroom



Warehouse Kitchen



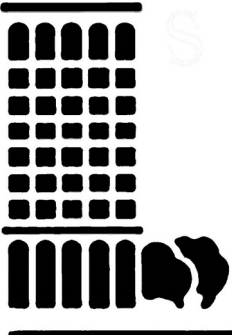
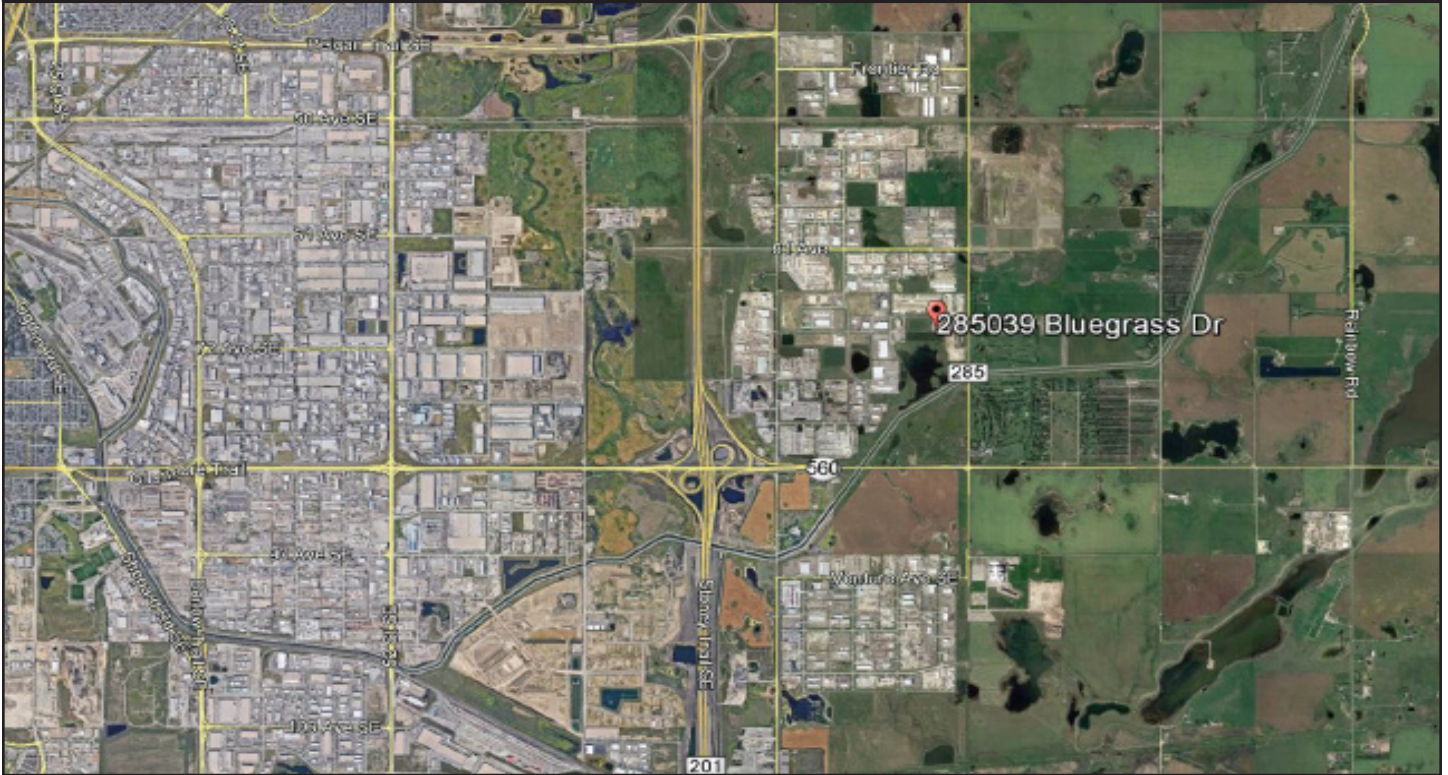
2nd Floor



Warehouse



MAP



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