

9420 Endeavor Drive SE



FOR SALE

Property Features

Size:	16,613 sq.ft.
Warehouse:	13,883 sq.ft.
Main Floor Office:	1,365 sq.ft.
Second Floor Office:	1,365 sq.ft.
Yard:	0.79 Acres of Privated Fenced Yard Storage
Loading:	5 Drive-Through Doors (16' x 16') 2 Drive-In Doors (16' x 16')
Power:	400 Amp
Ceiling:	22' clear
Features:	12,000 CFM Make Up Air Unit CO2/NO2 Detectors & Ventilation System 2 Mechanical Pits Sump & Drain System In Floor Heating 5 Ton Crane
Asking Price:	\$3,849,000
Net Income:	\$240,888.50/year
Lease Expiry:	November 30, 2022
Location:	Shepard Industrial- Easy access to Stoney Trail and Glenmore Trail



CMS Real Estate Ltd.

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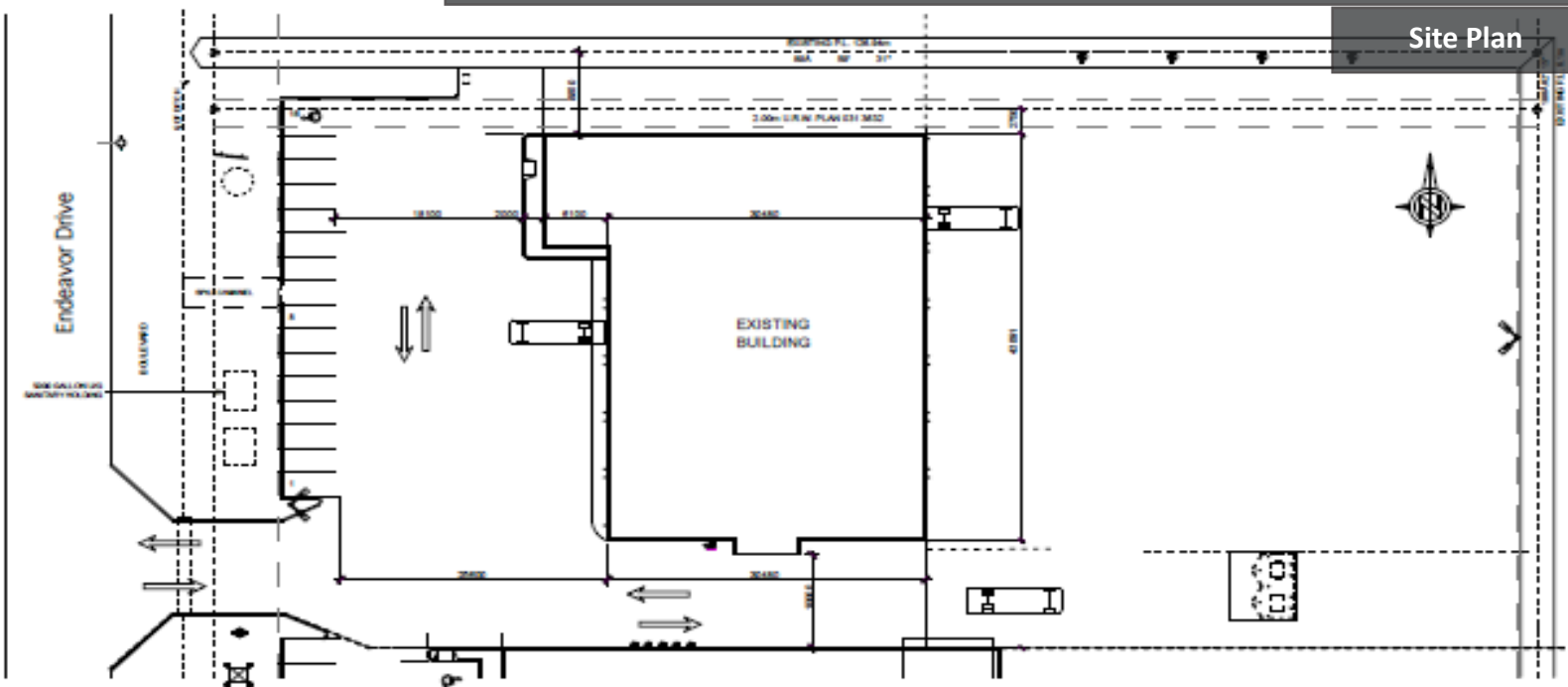
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"The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice."

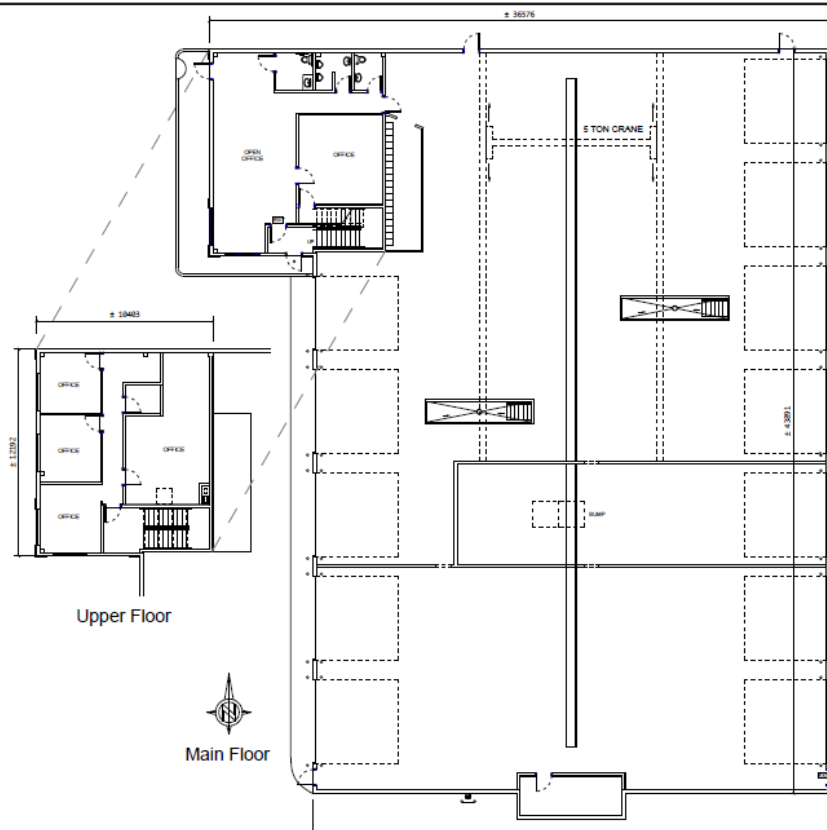
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Site Plan



Floor Plan



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