

FOR SALE

3115 - 11TH STREET SE

ROYAL LEPAGE
COMMERCIAL

**PRICE
REDUCED**



PROPERTY INFORMATION

District: Highfield
Site Area: +/- 1.21 Acres
First Floor: 4,236 sq. ft. +/-
Second Floor: 4,236 sq. ft. +/-
Basement: 3,071 sq. ft. +/-
Total Area Available: 11,543 sq. ft. +/-
Power: 400 Amp
Zoning: I-G (General Industrial)
Availability: 60 days
Taxes: \$45,585 (2019)
Price: **\$2,550,000**

COMMENTS:

- Own a piece of Calgary history
- Calgary's original power station, built in 1910
- Impressive 20' ceiling height per floor
- Potential to develop additional floors and land
- The existing building features unique architectural attributes that will offer an owner/occupier one of a kind premises in a central location.
- Hoist, paint booth, compressors, make-up air
- Drive-in door

For further information, please contact:



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OFFICE DEVELOPMENT OPPORTUNITY



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