

FOR SALE/LEASE

6,465 SF
INDUSTRIAL BUILDING



220 - 40 AVENUE NE
CALGARY, AB

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Royal LePage Solutions, Brokerage
205, 264 Midpark Way SE, Calgary, AB
Independently Owned & Operated

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CMS Real Estate Ltd, Brokerage
136 - 17 Avenue NE, Calgary, AB

ROYAL LEPAGE
COMMERCIAL

PROPERTY OVERVIEW

\$1,300,000 or \$12.00/SF

Property Overview

- Great owner/user space located in Greenview Industrial Park
- Stand-alone property with office build-out over two floors that includes a kitchenette, several private offices and reception area
- Approximately 1,500 SF main floor office area
- Building extensions on both sides of the building, currently used for storage
- Includes rear fenced compound, potential to acquire racking and a forklift
- Chip equipment in building is for sale
- Close proximity to McKnight Blvd, Edmonton Trail and Deerfoot trail
- Please call listing realtor John Hamilton (403-815-9041) for details

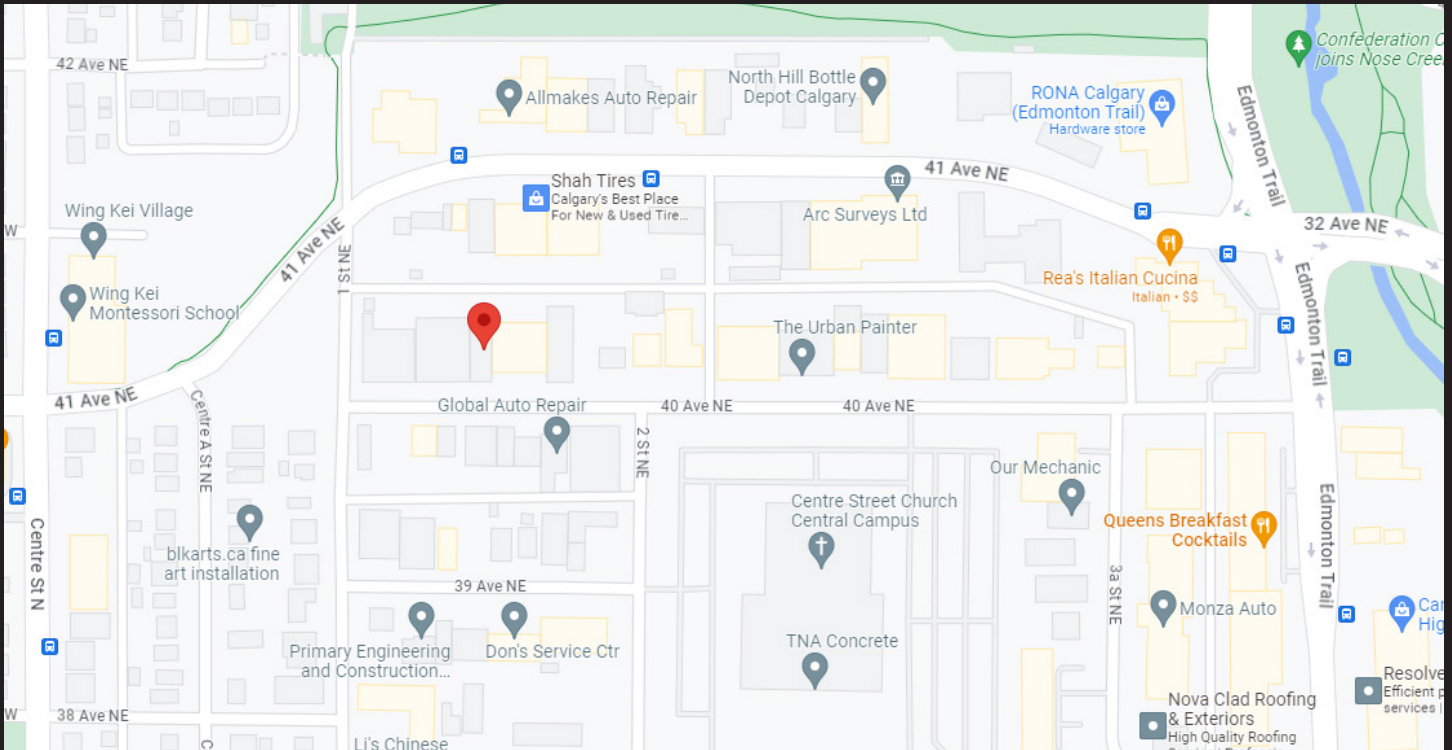
Property Features

■ Total Building Size:	6,465 SF	■ Power:	400 Amp
■ Office Area:	2,700 SF on 2 floors	■ Heating:	Gas fired unit heater
■ Warehouse Area:	3,765 SF	■ Sale Price:	\$1,300,000
■ Land Area:	0.213 Acres	■ Price/SF:	\$277
■ Zoning:	I-G (Industrial General)	■ Taxes:	\$26,489.76
■ Loading:	2 - DI doors (10' x 12')	■ Lease Rate:	\$12.00/SF
■ Clear Height:	12'	■ Op Costs:	\$5.97/SF

PROPERTY PHOTOS



AREA MAP



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