

FOR Sale

Central SE I-G zoned office warehouse building. Dock and drive in loading. Fenced and paved yard.

Price Reduced!!

Panoramic views that include downtown Calgary

2904—11 Street SE, Calgary, Alberta

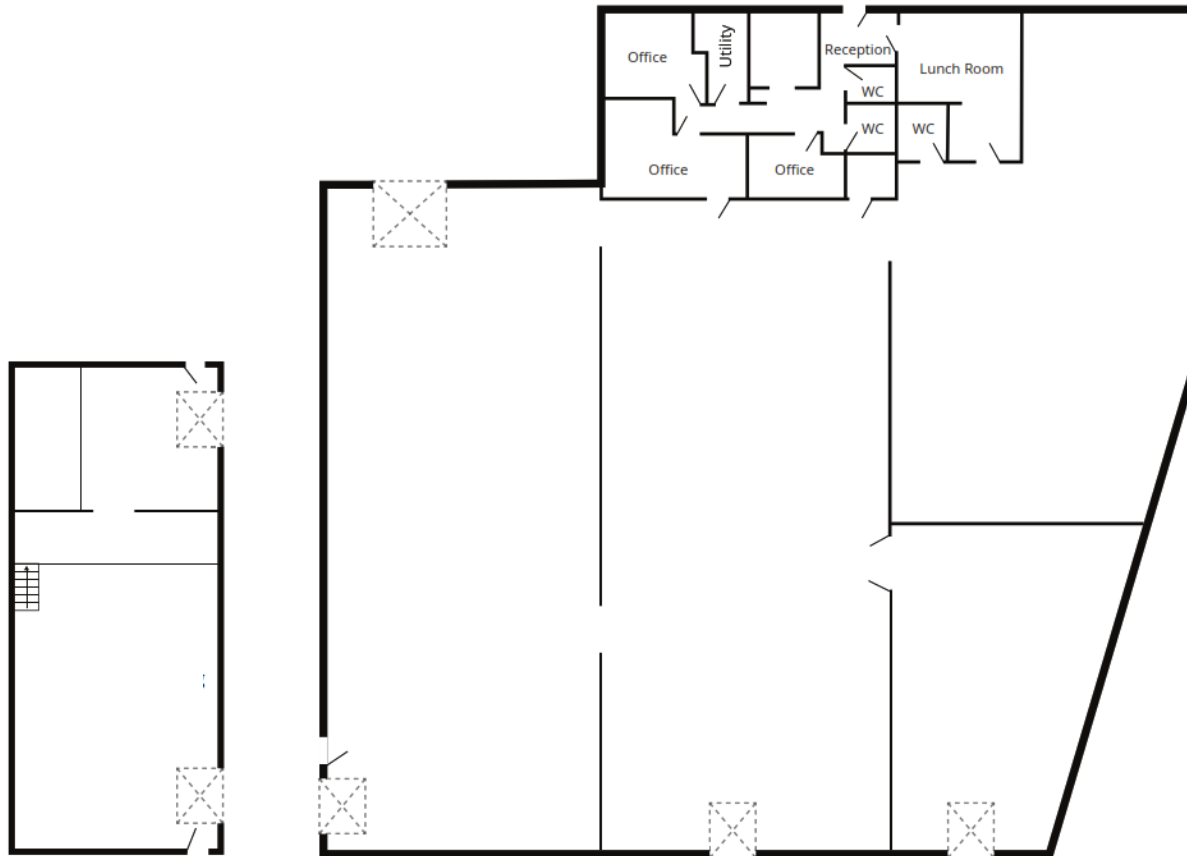


Dan Luijkx
Associate
Roman Real Estate
403-701-0176
dluijkx@RomanRE.com

Grant Schell
Broker
Schell Brothers Real Estate
403-701-4273
gschell@schellbrothers.ca



Building Plans



Property Information

Address:	2904 11 Street SE, Calgary, AB	
Legal Address:	Plan 0213720; Block 1; Lot 1	
District:	Highfield Industrial	
Building Sizes:		
Main	office	1,500 s.f. +/-
	Warehouse	11,800 s.f. +/-
	Total	13,300 s.f. +/-
Secondary	Warehouse	2,100 s.f. +/-
Land Size:	1.22 acres, paved and fenced	
Loading:	1 dock level door 5 drive in doors	
Zoning:	I-G - industrial general	
Ceiling Height:	12' - 13' main building 16' secondary building	
Power	400 amp TBC	
Sprinklers	Yes — main building	
Mechanical	HVAC heating cooling - office Gas fired heaters in warehouse	
Roof	Recent upgrades	

Permitted Uses

- Auto body and paint shop
- Auto service - major, minor
- Beverage Container quick drop Facility
- Brewery, winery and distillery
- Catering service - major, minor
- Crematorium
- Distribution Centre
- Dry Cleaning and fabric care
- Fleet Service
- General Industrial light, medium
- Large vehicle service
- Motion picture production facility
- Recreational Vehicle service
- Recyclable material drop off depot

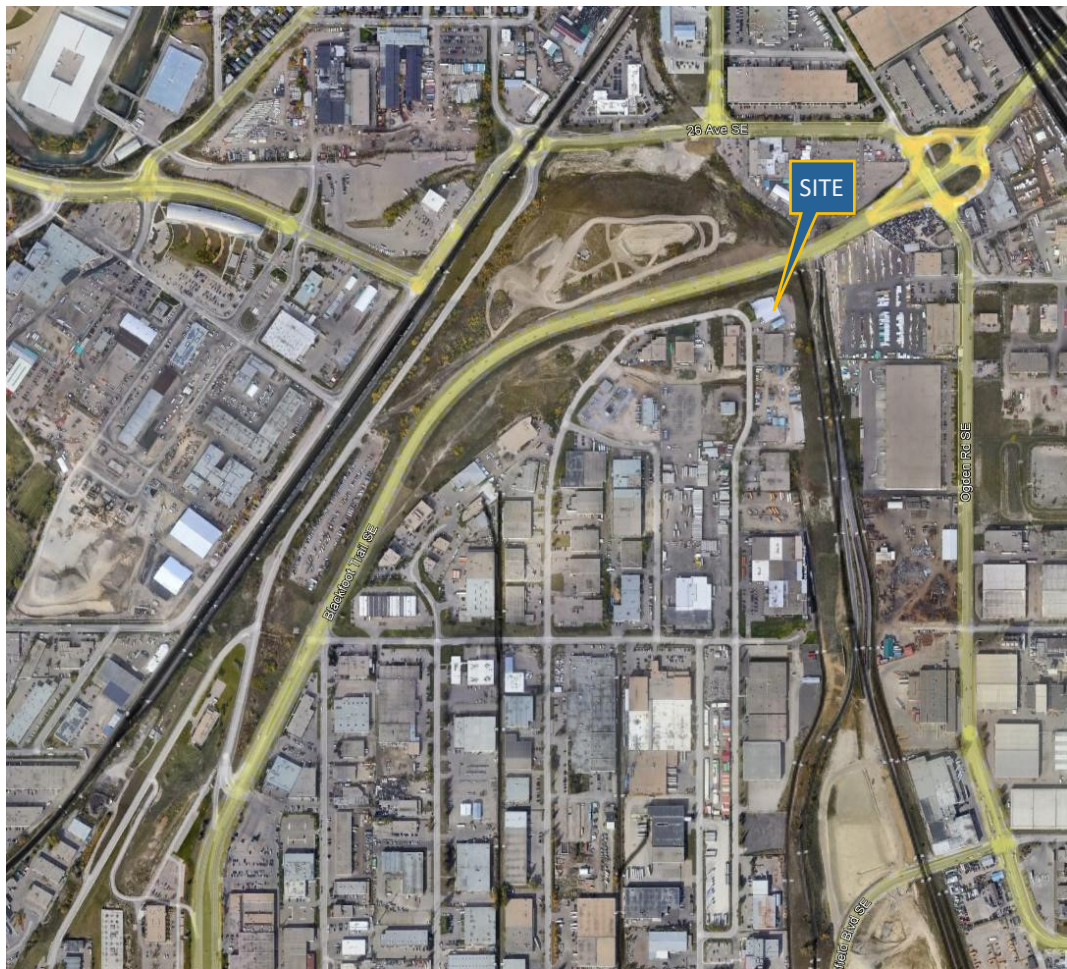
Property Features

This central SE location provides easy access to all quadrants of the City.

The multiple bays provides flexibility to a potential owner to lease extra space and grow into the full property as needed.

Extensive service distribution throughout the entire property. Building also has a dust collection system in place.

Second building onsite allows for operational flexibility. Fully paved and secured site.



Exterior Photos



Financial

Sale

Taxes 2022 (estimated): \$ 52,204.35

Asking Price: \$2,700,000.00

\$2,540,000.00

Lease

Call to discuss

Additional Photos



Interior - Main Building



Interior - Main Building



Interior - Secondary Building