

**BUILDING
SIZE
±8,540 SQ.FT.**

**SALE
PRICE
\$2,250,000**

**STANDALONE
BUILDING**

**SITE
SIZE
±0.48
ACRES**

FOR SALE

216 - 50 AVENUE S.E.



- Close proximity to Macleod Trail and a short distance to Chinook Centre and other full service amenities.
- Freestanding office/warehouse building in the Manchester Industrial District.
- Windows replaced in 2016.

TAXES: \$32,901.91 (2022)
LOADING: 1 Drive-in
ZONING: I-G
POWER: 400 Amps (TBV)
AVAILABILITY: Immediately



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FOR SALE

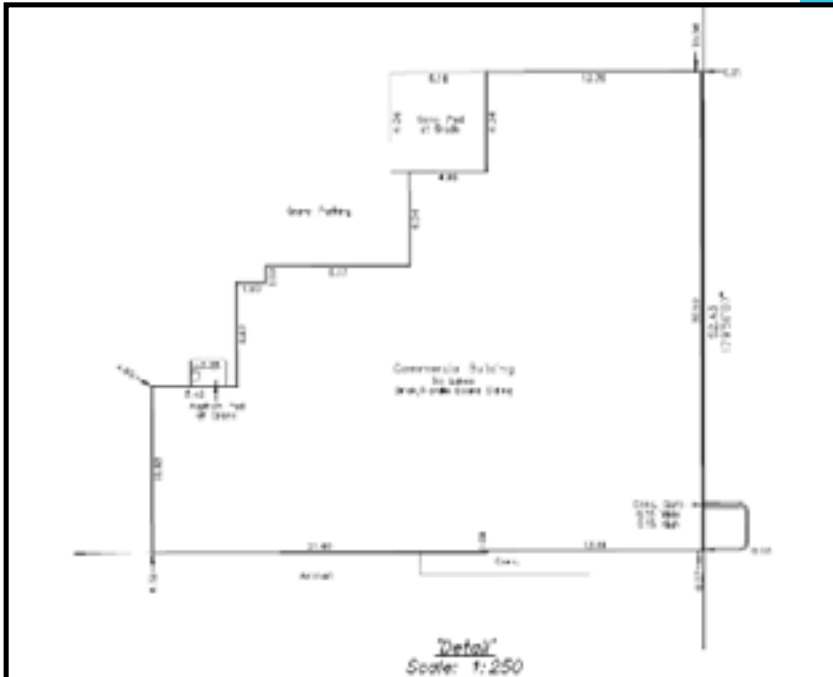
216 - 50 AVENUE S.E.



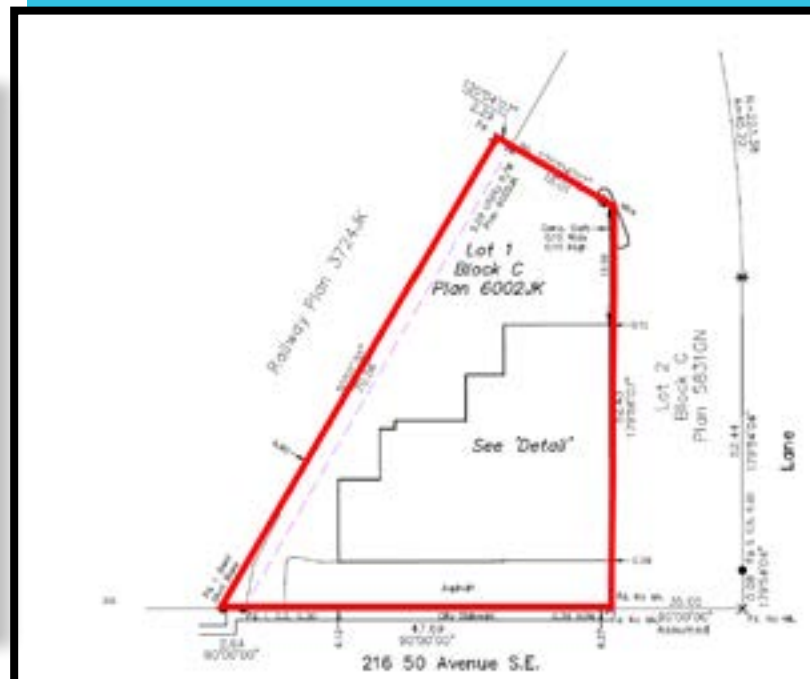
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FLOOR PLAN



SITE PLAN



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