 **JLL** SEE A BRIGHTER WAY

For sale or lease

4,780 SF on 0.43 acres

Warehouse and office building for sale or lease

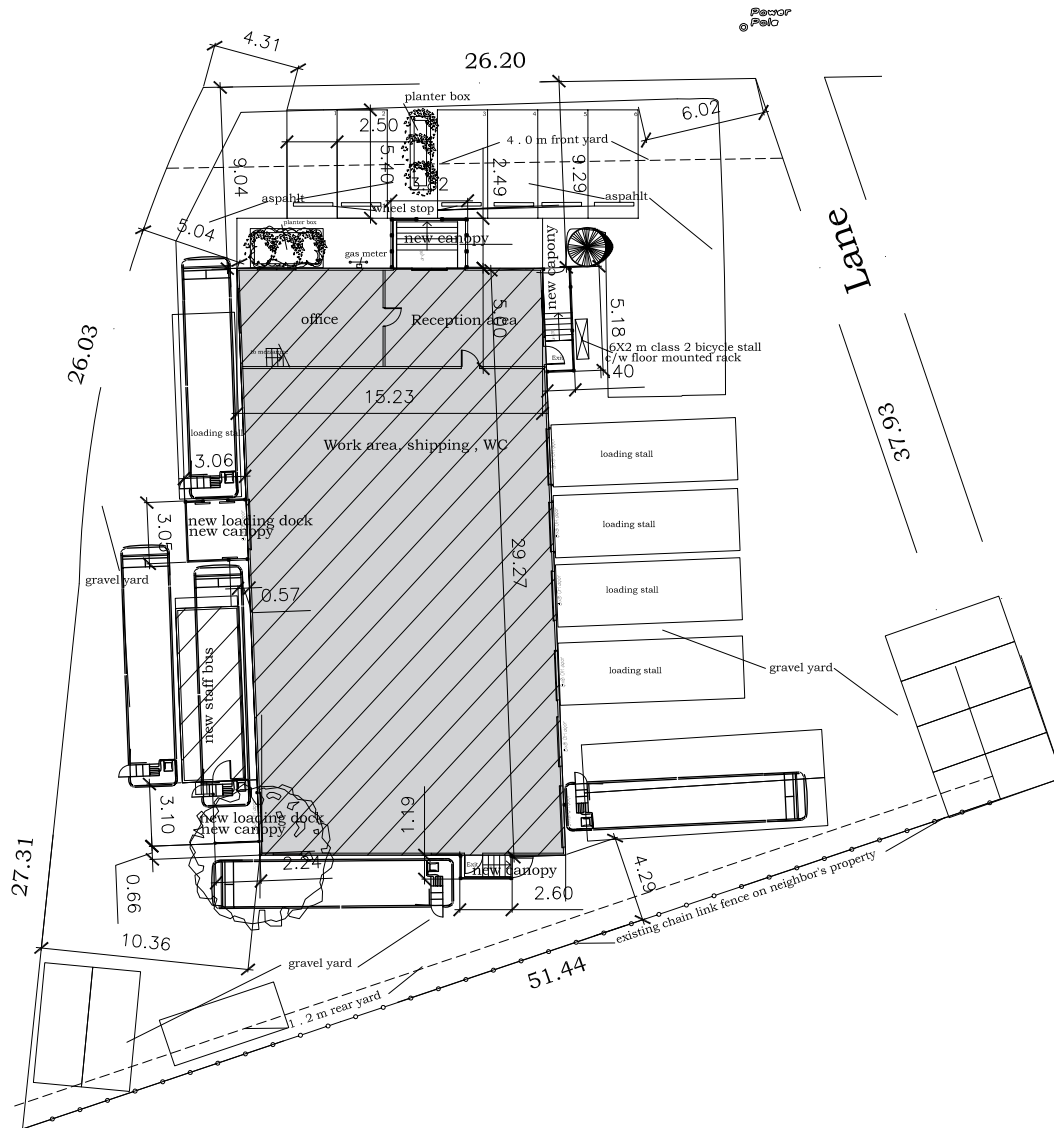
- Rare, free-standing, centrally-located warehouse with cross docking capability on 0.43 acres
- Recently renovated main floor office
- Additional bonus mezzanine office excluded from the rentable area
- Yard storage space
- High loading ratio with six (6) dock doors
- Immediate access to Blackfoot Trail and Ogden Road SE
- Only a ten minute drive to Downtown Calgary



Property Details

District Bonnybrook	Zoning I-G (Industrial General)	Site Size 0.43 acres
Ceiling Height 16-19' clear	Loading 6 (8' x 8') dock doors	Heating Radiant Heat
Power 200 amps (TBV)	Operating Costs Self-managed	Est. Property Tax \$21,390.20 per annum
Building Size Office: 820 SF Warehouse: 3,960 SF Total: 4,780 SF	Lease Rate Market	Sale Price Market

Site Plan



For sale or lease

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