

FOR SALE

4207 - 82 AVENUE SE

Calgary, AB



Lead Agents:

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± 9,200 SF ON 3.75 ACRES



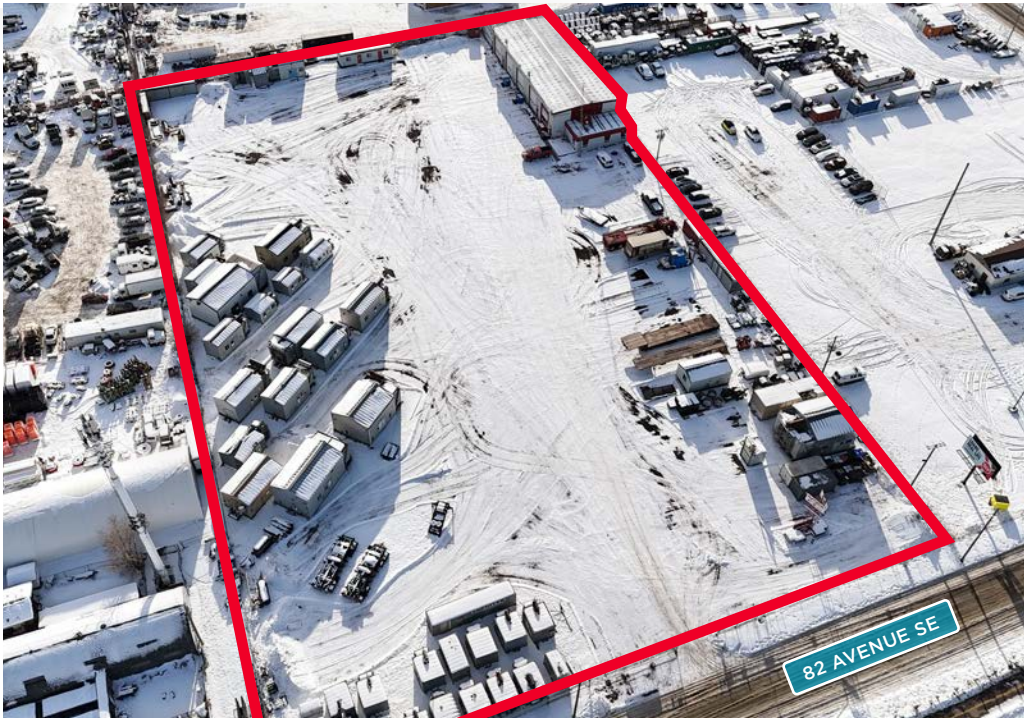
PROPERTY DETAILS

District:	South Foothills
Legal Description:	Plan 4553AB, Block 2, Lot 2
Zoning:	I-G (Industrial General)
Site Size:	± 3.75 acres
Main Building	
	Main Floor Office: ± 2,050 sf
	2 nd Floor Office: ± 1,250 sf
	Shop: ± 4,700 sf
Available Area:	Total: ± 8,000 sf
Secondary Building	
	Shop: ± 1,200 sf with (14'W x 12'H) drive-in door
Loading:	4 (14'W x 16'H) drive-in doors
Clear Height:	17'6 to 19'10 (to the underside of main joist)
Power:	TBV
Make-up Air:	Yes (capacity TBV)
Crane:	5-ton overhead crane with 13' under hook height
Heating:	Radiant tube in shop; Furnace and RTU in offices
Asking Price:	\$4,859,000
Property Taxes:	\$71,809.34 (2024)
Availability:	Tenant lease expires June 30, 2025

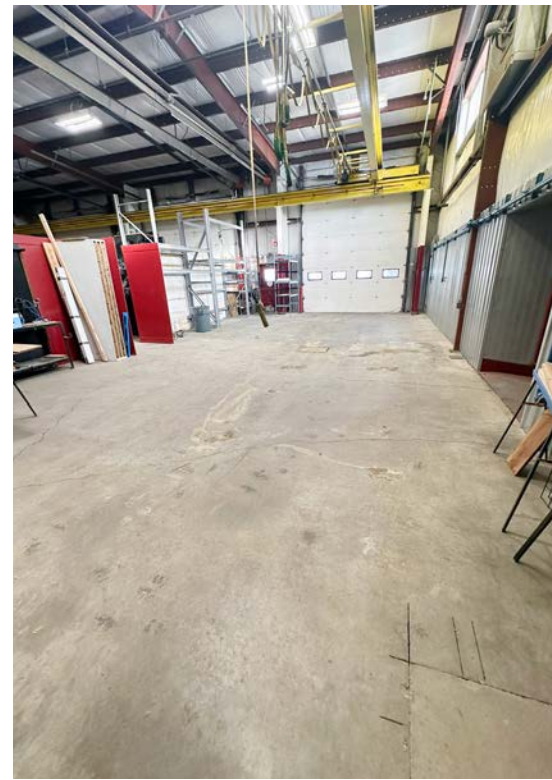
HIGHLIGHTS

- Freestanding service shop building
- Site is fenced and highly compacted
- Low site coverage (4.5%)
- Airlines and electrical throughout shop
- Make-up air, overhead crane and sumps
- Recently refreshed offices and a new roof in 2020
- Direct exposure to Glenmore Trail SE
- Building connected to Shaw high speed internet



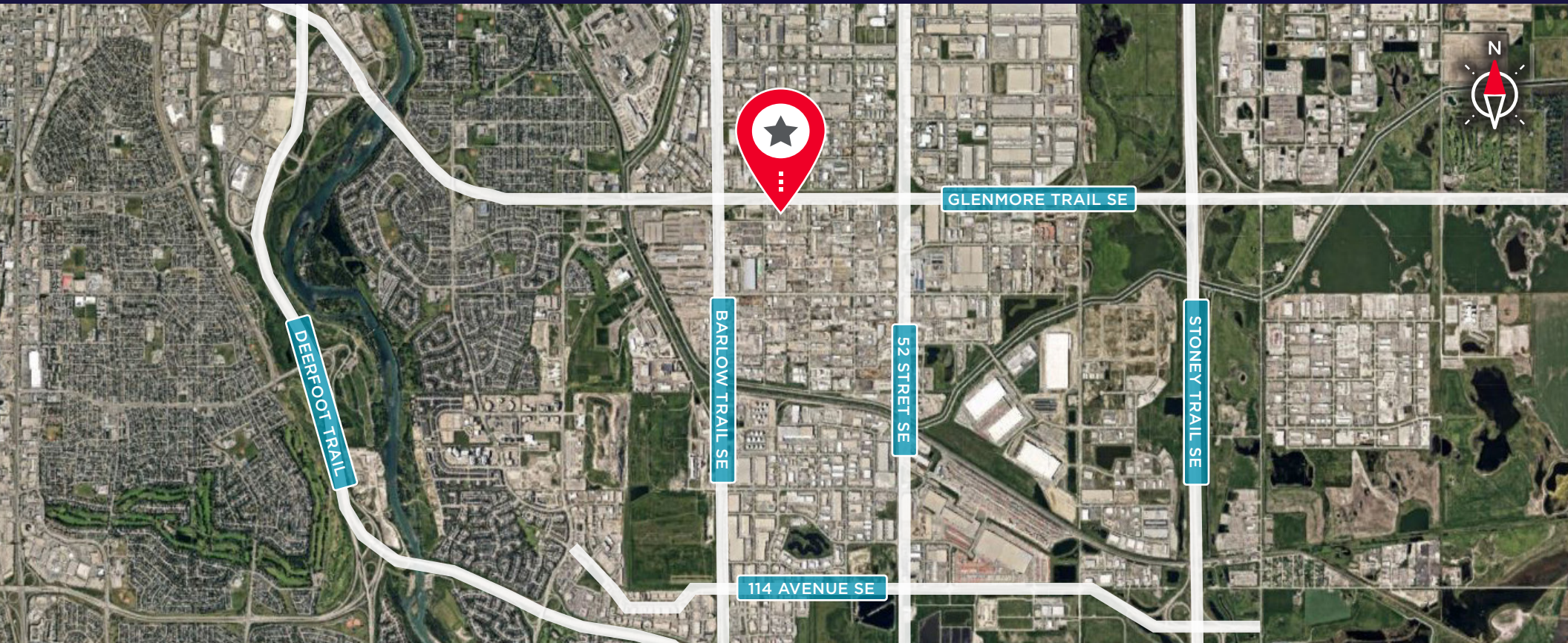


AERIAL PHOTOS



INTERIOR PHOTOS

LOCATION MAP



For more information, please contact:

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