



±5,588 SF FREESTANDING BUILDING ON ±0.15 ACRES

FOR SALE
75 SKYLINE CRESCENT NE
CALGARY, AB



75 SKYLINE CRESCENT NE CALGARY, AB

Property Details

| | |
|--------------------|---------------------------------------|
| District: | Beaverdam Industrial |
| Legal Description: | Plan 8010082, Block 2, Lot 16 |
| Site Size: | 0.15 acres |
| Zoning: | I-R (Industrial Redevelopment) |
| Ceiling Height: | 22' (TBV) |
| Power: | 200A |
| Heating: | Gas fired unit heaters & radiant heat |
| Year Built: | 1981 |

Sale Particulars

| | |
|----------------------|---|
| Total Building Area: | ± 5,588 sf |
| Main Floor Office: | ± 1,840 sf |
| Second Floor Office: | ± 1,440 sf |
| Warehouse: | ± 2,308 sf |
| Storage Mezzanine: | ± 1,000 sf |
| Loading: | 1 courier height loading door (12'H x 10'W) |
| Sale Price: | \$1,400,000 |
| Property Taxes: | \$23,793.18 (2025) |
| Available | 60 days notice |

Comments

- Freestanding building with well maintained office space
- Additional ±1,000 sf of storage mezzanine
- 6 paved parking stalls in front of building plus street parking
- Excellent access onto McKnight Boulevard and Deerfoot Trail
- Close proximity to the Calgary International Airport



ENTRANCE



SECOND FLOOR OFFICE

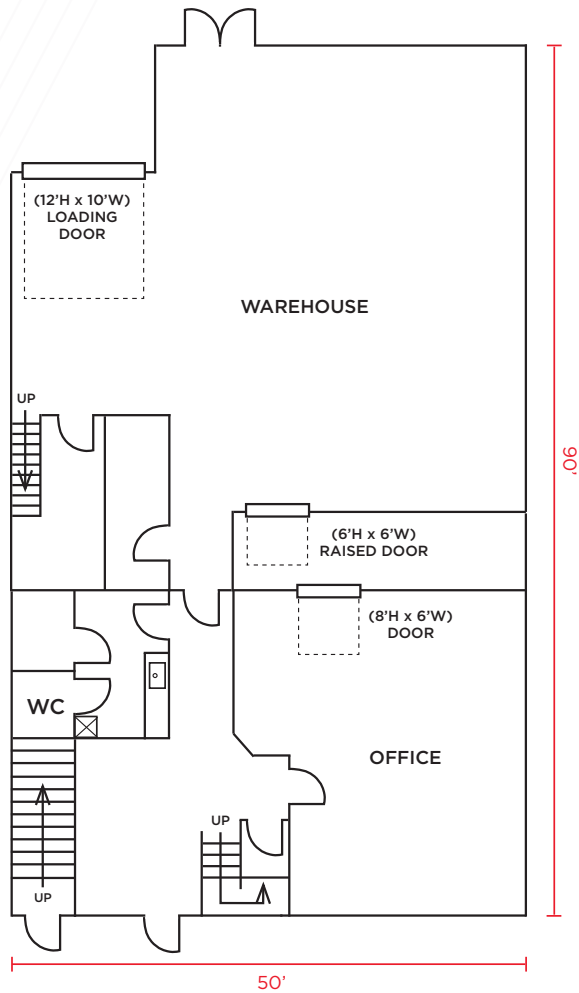


STORAGE MEZZANINE

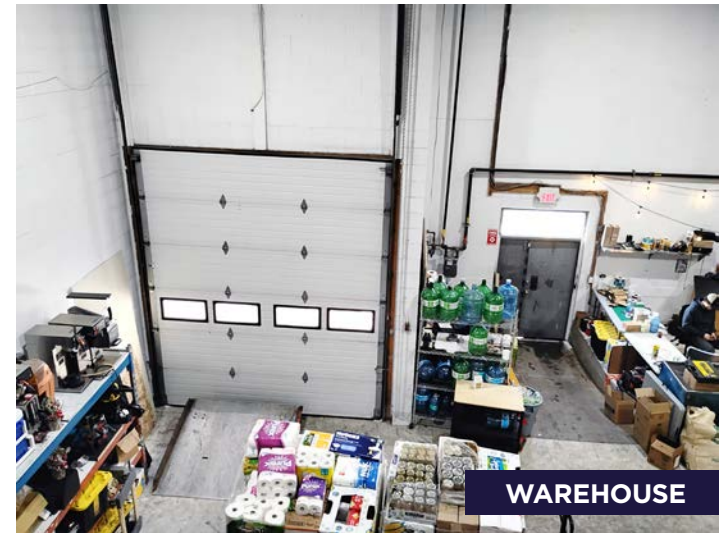
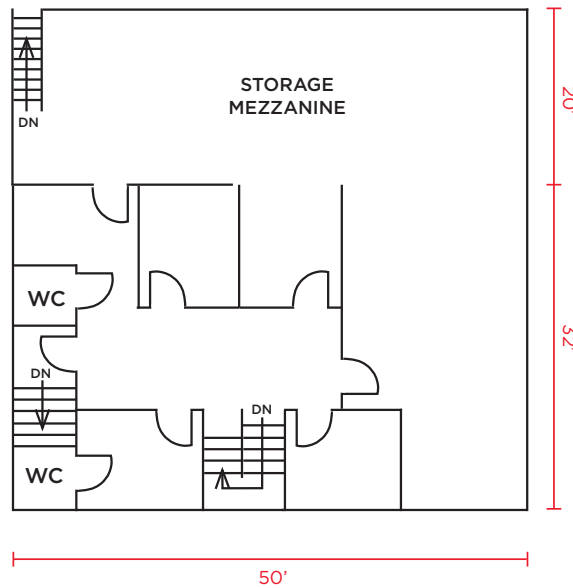
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Floor Plan

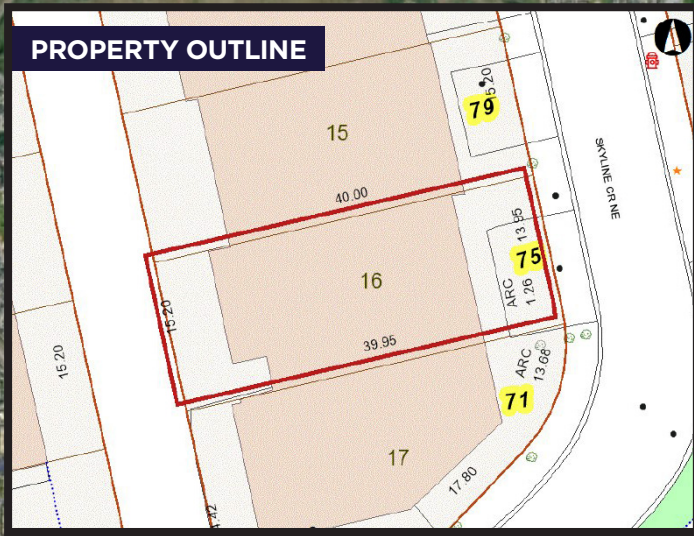
MAIN FLOOR



SECOND FLOOR



*Not to scale and not exactly as shown.



CALGARY INTERNATIONAL AIRPORT

MCKNIGHT BOULEVARD NE

DEERFOOT TRAIL

36 STREET NE

TRANS CANADA HIGHWAY

FOR MORE INFORMATION, CONTACT

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