

FOR SALE:

2435 22 STEET NE

ASKING PRICE: \$4,300,000.00



ALLAN SHERLOCK

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#301 788 12 Ave SW Calgary AB T2R 0H1

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HIGHLIGHTS:

This property is located in Vista Heights with close proximity to Barlow Trail, Deerfoot Trail, as well as the Trans Canada Highway with access to the site directly off of 22 Street NE. A well maintained building with long term Tenants, this location has 28 parking stalls situated at the eastern front of the property, as well as an oversized yard for additional parking and storage needs. This property provides ample room with a fully fenced yard.



PROPERTY DETAILS:

Building Size: 17,040 SQFT Total

Office Area 5,164 SQFT

Warehouse Area 11,876 SQFT

Property Size: 2.19 Acres

Legal Land Descriptions: PLAN 8310180 BLOCK 1 LOT 3

Zoning: Industrial

Property Taxes (2021): \$57,907.36

Op Costs (2021): \$4.27

Loading Doors: 7 Overhead Loading Bays to access the Warehouse



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LOCATION OVERVIEW



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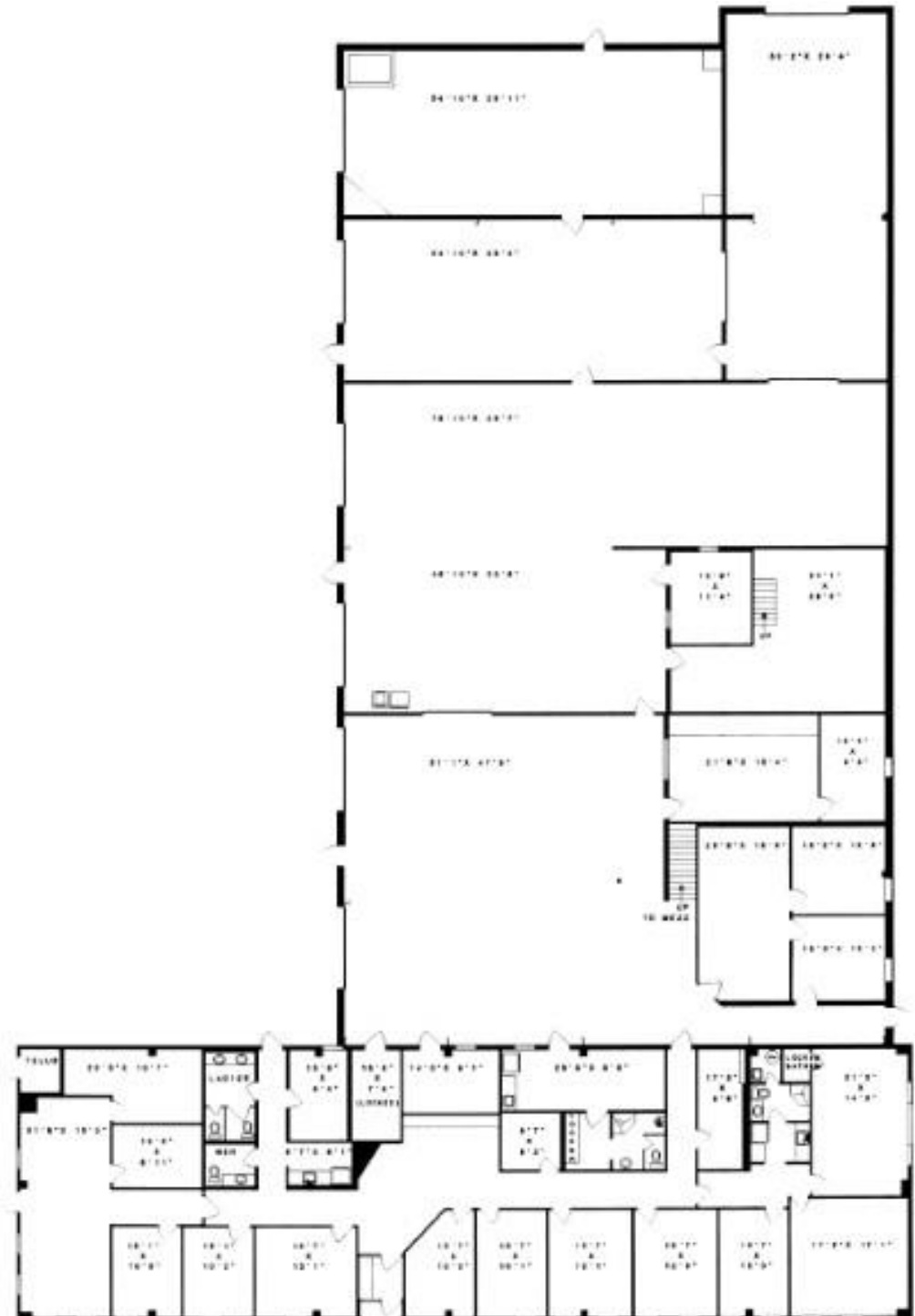
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FLOOR PLAN

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