



**926 46 Avenue SE
Calgary, Alberta**

MLS # A2245867



\$22 per sq.ft.

Division: Highfield

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 12,000 sq.ft.

Zoning: I-G

Addl. Cost: -

Based on Year: -

Utilities: Natural Gas Connected, Phone Connected, Underground

Parking: -

Lot Size: 1.75 Acres

Lot Feat: Interior Lot, Irregular Lot, Level, Open Lot, See Remarks

Heating: Make-up Air, Exhaust Fan, Natural Gas

Floors: -

Roof: Membrane

Exterior: Concrete

Water: Public

Sewer: Public Sewer

Inclusions: N/A

Great location 2 blocks off Blackfoot Trail on 46 Av feeder route. 12,000 sqft free standing building on 1.75 acres. 8 drive doors, 8,000 sqft Shop, 2,000 sqft of Office and 2,000 sqft Warehouse. Shop with upgraded O.H. Crane, Trench drain, additional 4 inch concrete flooring update, 14 ft ceiling in office and warehouse, 25 ft ceiling in shop. Updated roofing 2017 over office/warehouse, 2024 over Shop. Updated Make-up Air for wash bay, 1 in shop plus 4 fans. 400 amp power, Paved front end employee parking for 20+ vehicles. RPR attached. Chain link fenced and security monitored.