



**GRASSROOTS**  
REALTY GROUP

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6971 107 Avenue SE  
Calgary, Alberta

MLS # A2090669



**\$7,212,000**

**Division:** East Shepard Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** SARDAR TRUCKING

**Bus. Name:** -

**Size:** 27,230 sq.ft.

**Zoning:** IG

**Heating:** Combination, Central, In Floor, Make-up Air, Exhaust Fan, Forced Air, Natural Gas, See Remarks

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Composite Siding, Concrete, Metal Frame, Mixed, Other, See Remarks

**Parking:** -

**Water:** -

**Lot Size:** 4.16 Acres

**Sewer:** -

**Lot Feat:** Irregular Lot, Yard Drainage, Yard Lights, Other

**Inclusions:** none

To be built 27,000 sq. ft. Truck shop and warehouse, located on 4.16 acres 107 Ave SE Calgary. 1st phase 15,000. sq. truck shop and office. 5 shop overhead doors 14' w x 16' h. 2 walk doors, Shop height 28 ft. Yard lighting. Sprinklers. Second phase 12,000 sq. ft. warehouse with loading docks, Listed price is for 1st phase complete and foundation complete for second phase. Seller prepared to complete both phases at a negotiated complete price. Waiting for City of Calgary Development permits.