



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 ant a negotiated complete price. Waiting for City of Calgary Development permits.