



GRASSROOTS
REALTY GROUP

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**4202, 16 Street Street SE
Calgary, Alberta**

MLS # A2186068



\$2,690,000

Division: Alyth/Bonnybrook

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 11,007 sq.ft.

Zoning: Industrial Redevelopment

Heating: Make-up Air, Overhead Heater(s), Forced Air, Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: Cable, Electricity Connected, Natural Gas, Phone, Sewer

Exterior: Metal Frame, Metal Siding

Parking: -

Water: Public

Lot Size: -

Sewer: Public Sewer

Lot Feat: Corner Lot

Inclusions: NA

This is a centrally located free standing building on a 0.60 Acre corner lot in Alyth/Bonnybrook. The Subject Property is 11,007 rentable square feet. Features include heavy power, 1 drive-through bay with sump, 2 drive-in loading doors, & an exterior dock platform at rear of property. The building has a make-up air unit. New LED lighting throughout warehouse/shop space. Close proximity to Blackfoot Trail, Ogden Road, & Deerfoot Trail. Property is available for sale or lease. On a Lease basis, the property is available at a Base Rent starting at \$15.00 PSF.