

◆ FOR SALE / LEASE ◆

4632-1st Street SE, Calgary, Alberta

– REDUCED PRICE –

Owner User Opportunity



PROPERTY INFORMATION

LOCATION

ZONING: I-B
OFFICE: 7,814 SQ. FT. (OVER 2 FLOORS)
WAREHOUSE: 14,209 SQ.FT.
SITE SIZE: 1.18 ACRES
LOADING: GRADE 10' X 12'
CEILING HEIGHT: 14' - 20'
POWER: 200 AMP
PROPERTY TAX (2020): \$52,212
PHASE 2 ENVIRONMENTAL: JULY 12, 2019
SALE PRICE – REDUCED: \$1,850,000

AREA FOR LEASE

OFFICE: 7,814 SQ. FT. (90 DAYS NOTICE)

WAREHOUSE:
BAY #102: [LEASED]
BAY #103: 5,021 SQ. FT.
BAY #104: [LEASED]
BAY #106: 2,424 SQ. FT.

UPGRADES:

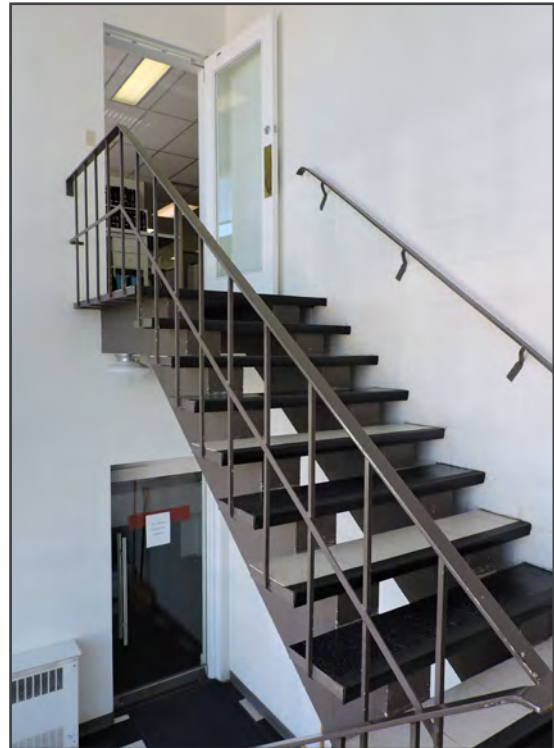
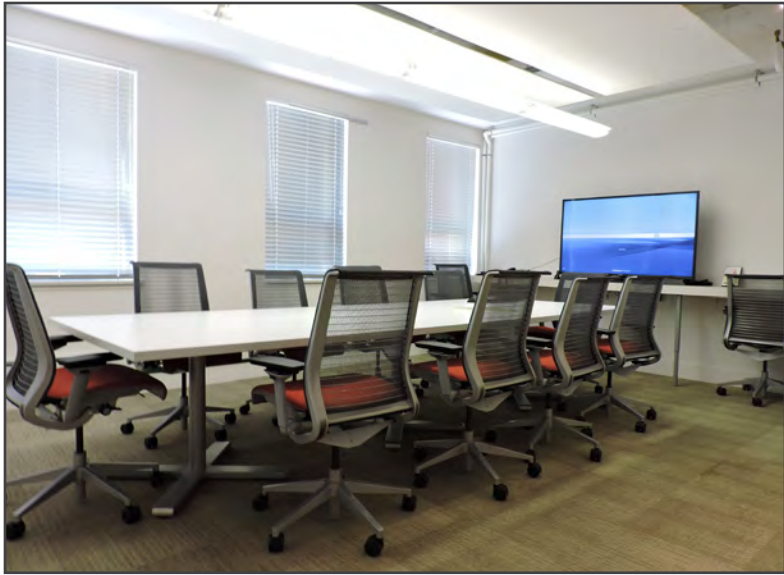
NEW ROOF ON OFFICE BLDG. 2007
NEW AC UNITS OFFICE BLDG. 2007
EXTERIOR PAINT OFFICE BLDG. 2014

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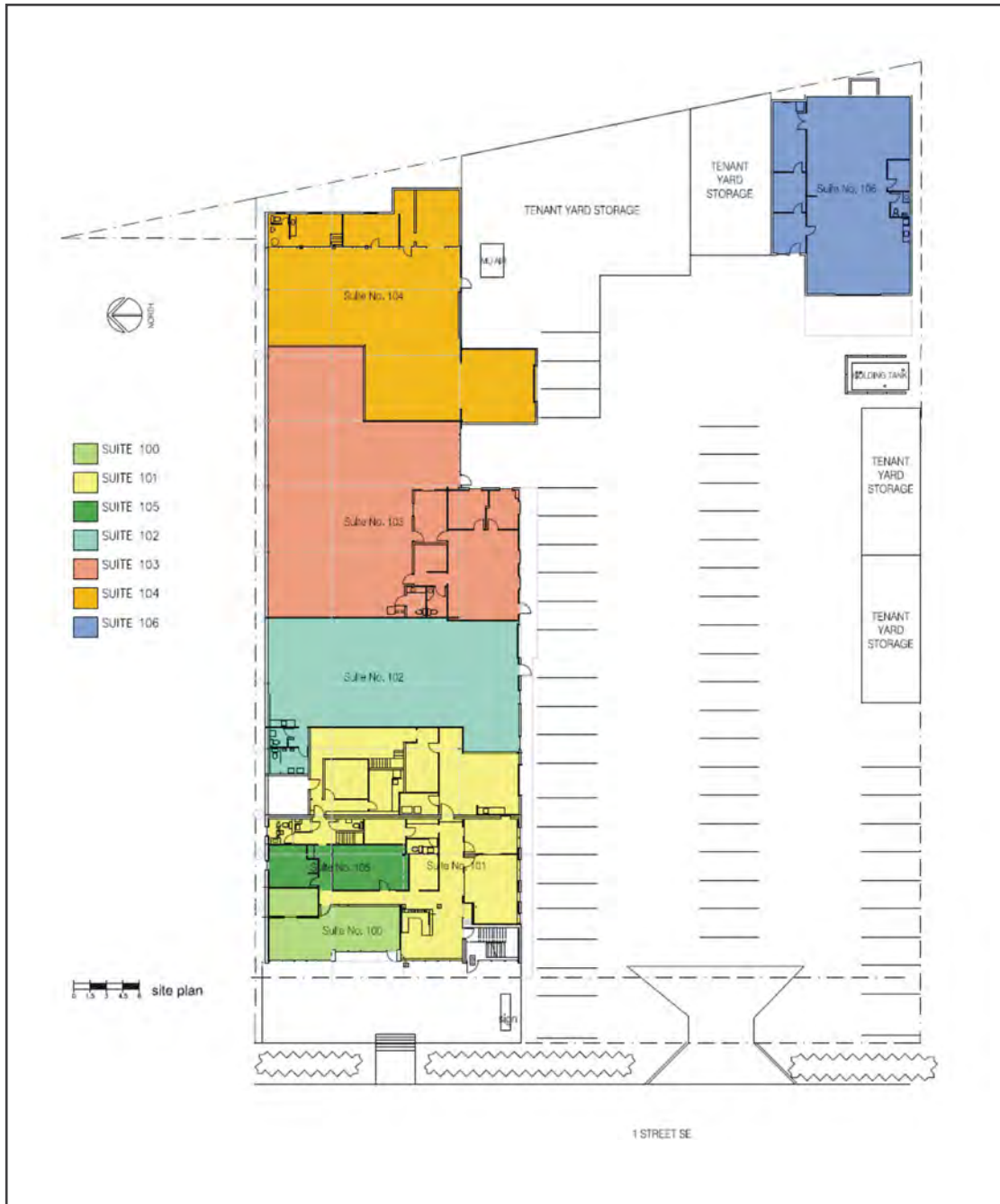


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