

JR

· **MERCANTILE** ·  
REAL ESTATE ADVISORS INC

INDUSTRIAL BUILDING  
**FOR SALE**

1555 MORAIN ROAD NE  
CALGARY, ALBERTA

[jrmercantile.com](http://jrmercantile.com) • 403.770.3071

**WARNING**  
PREMISES UNDER 24 HOUR  
VIDEO SURVEILLANCE

**TAYO**  
Unauthorized  
Vehicles Will Be  
Towed & Towed  
Away At  
Owner's Expense



**GENERAL INFORMATION**

WELL SITUATED STANDALONE BUILDING WITH WELL-MAINTAINED FENCED AND GATED YARD.  
 WALKING DISTANCE TO 36<sup>TH</sup> STREET, 16<sup>TH</sup> AVENUE AND BARLOW TRAIL NE.  
 PERFECTLY SUITED FOR AN AUTOMOTIVE USE WITH I DRIVE-THRU BAY.

**PROPERTY INFORMATION & TRAFFIC COUNTS**

<b>LOCATION</b> I555 MORaine ROAD NE	<b>CEILING HEIGHT</b> 18'	<b>TRAFFIC COUNTS</b> 16 <sup>TH</sup> AVENUE NE AND 32 <sup>ND</sup> STREET NE-N: <i>70,000 VEHICLES / DAY</i>
<b>SALE PRICE</b> \$1,650,000.00	<b>POWER</b> I20/208 TBV	BARLOW TRAIL NE AND 23 <sup>RD</sup> AVENUE NE-N: <i>53,000 VEHICLES / DAY</i>
<b>YEAR BUILT</b> 1990	<b>DRAINAGE</b> 2 SUMP DRAINS	BARLOW TRAIL NE AND 10 <sup>TH</sup> AVENUE NE: <i>46,000 VEHICLES / DAY</i>
<b>LOT SIZE</b> 1.01 ACRES	<b>LOADING</b> 3 X 12' X 14' DRIVE-IN	
<b>PROPERTY TAX</b> \$15,586.00 (2022)		
<b>ZONING</b> IG		

**DEMOGRAPHICS**

	<b>2KM</b>	<b>3KM</b>	<b>5KM</b>
<b>POPULATION</b>			
2022	19,727	55,257	179,708
2027	21,346	60,432	197,323
<b>GROWTH</b>			
2022 - 2027	1.6%	1.9%	2.0%
<b>AVERAGE INCOME</b>			
2022	\$80,945	\$83,762	\$87,710
<b>MEDIAN AGE OF POP.</b>			
2022	37.80	38.40	38.80

VISIT US  
 300, 525 11<sup>TH</sup> AVENUE SW  
 CALGARY, ALBERTA T2R 0C9

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