



JR

· **MERCANTILE** ·
REAL ESTATE ADVISORS INC.

INDUSTRIAL BUILDING
FOR SALE

1555 MORaine ROAD NE
CALGARY, ALBERTA

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 36TH STREET, 16TH AVENUE AND BARLOW TRAIL NE.
PERFECTLY SUITED FOR AN AUTOMOTIVE USE WITH I DRIVE-THRU BAY.

PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION	CEILING HEIGHT	TRAFFIC COUNTS
1555 MORaine ROAD NE	18'	16 TH AVENUE NE AND 32 ND STREET NE-N: 70,000 VEHICLES / DAY
SALE PRICE	POWER	BARLOW TRAIL NE AND 23 RD AVENUE NE-N: 53,000 VEHICLES / DAY
\$1,650,000.00	120/208 TBV	BARLOW TRAIL NE AND 10 TH AVENUE NE: 46,000 VEHICLES / DAY
YEAR BUILT	DRAINAGE	
1990	2 SUMP DRAINS	
LOT SIZE	LOADING	
1.01 ACRES	3 X 12' X 14' DRIVE-IN	
PROPERTY TAX		
\$15,586.00 (2022)		
ZONING		
IG		

DEMOGRAPHICS

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

VISIT US
300, 525 11TH AVENUE SW
CALGARY, ALBERTA T2R 0C9

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