



Warehouse with Yard

1301 34 Avenue SE | Calgary, Alberta

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Warehouse with Yard | 4,780 ± SF / 0.43 Acres

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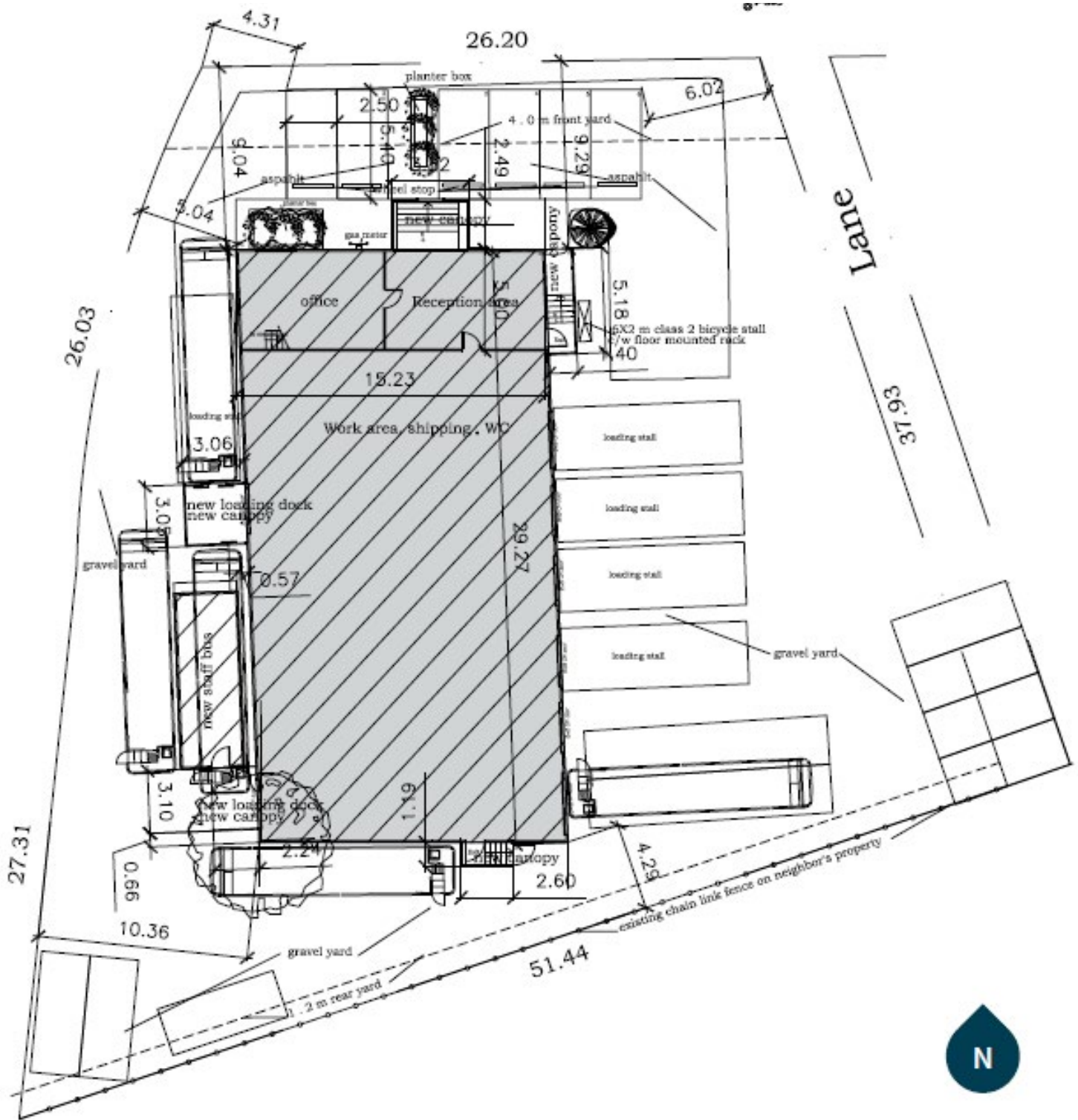
Property Details

DISTRICT	BONNYBROOK
ZONING	I-G (INDUSTRIAL GENERAL)
SITE SIZE	0.43 ACRES
CEILING HEIGHT	16-19' CLEAR
LOADING	6 (8' X 8') DOCK DOORS
HEATING	RADIANT HEAT
POWER	200 AMPS
OP COSTS	SELF-MANAGED
EST. PROP TAX	\$21,390.20
BUILDING SIZE	OFFICE: 820 ± SF WAREHOUSE: 3,960 ± SF TOTAL: 4,780 ± SF
LEASE RATE	MARKET
SALE PRICE	MARKET

Property Highlights

- Rare, free-standing, centrally located warehouse with cross docking capability on 0.43 acres
- Additional bonus mezzanine office excluded from the rentable area
- Significant yard component
- High loading ratio with six (6) dock doors
- Immediate access to Blackfoot Trail and Ogden Road SE

Site Plan



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FOR SALE OR LEASE

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Bonnybrook

NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.



CONTACT US

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