

LIVE / WORK POSSIBLE



Heavy Power Industrial Building

3801 16 Street SE | Calgary, Alberta

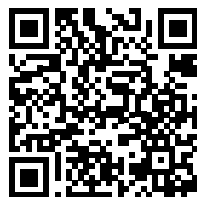
PROPERTY OVERVIEW

- » Freestanding building centrally located in the Southeast district of Bonnybrook, with easy access to Blackfoot Trail, Deerfoot Trail, and 42nd Avenue.
- » Concrete block building with newer roof (2019)
- » Heavy power upgrade 800 amp/600 volt 3-phase (1200amp transformer)
- » Dust collector / Make-Up Air Unit 16000 CFM (40 hp/575 volt) with programmable cleaning controls
- » Could easily be converted into 3 separate condo bays plus separate upstairs office/suite, separately metered
- » New LED Lighting, Data Lines upgraded to Cat. 6
- » New A/C units up & down, furnaces up & down
- » 1,083 SF upstairs office/optional 2 bdrm/1 bath guest suite with a beautiful new kitchen and large island, bathroom with shower and 2 sinks and large closet, stack washer/dryer, storage, A/C, new windows

PROPERTY DETAILS

Year Built	1976
Zoning	I-R
Site Size	0.33 Acres
Building Size	± 9,031 SF
Warehouse Size	± 6,385 SF
Office Size	± 1,191 SF
Main Floor Office	± 1,544 SF
Bonus Mezzanine	± 396 SF
Ceiling Height	18' Clear (TBV)
Loading	3 - Large Drive in Doors (10' x 14', 1 power, 2 manual)
Sale Price	Market
Property Taxes	\$30,048 (2024)
Available	Immediately

**View the 3D
Property Tour Here**

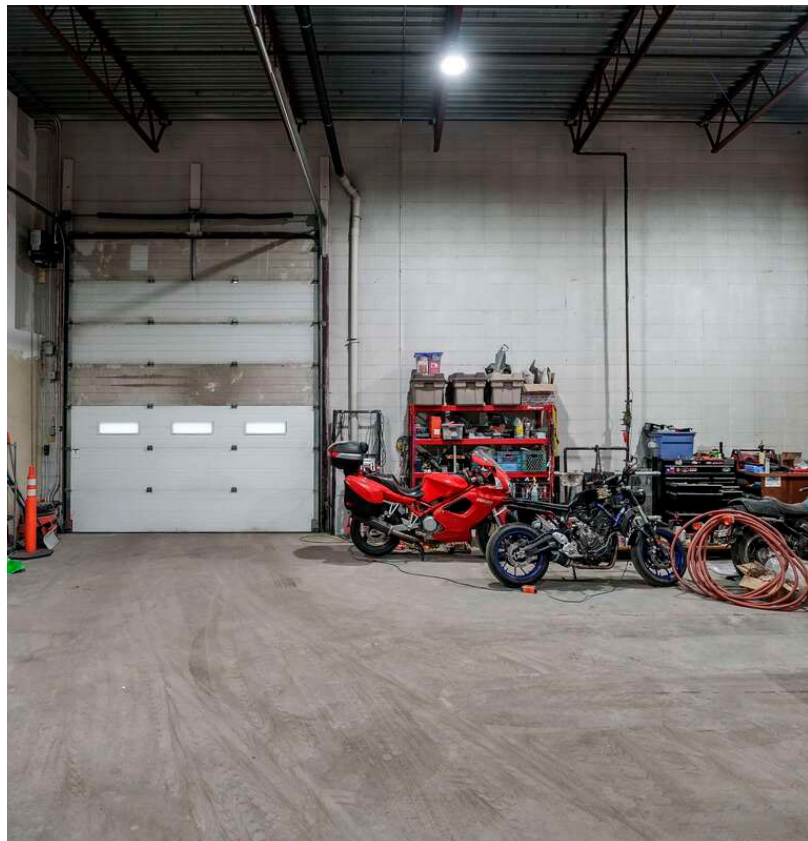


FOR SALE

± 9,031 SF on 0.33 Acres

Bonnybrook

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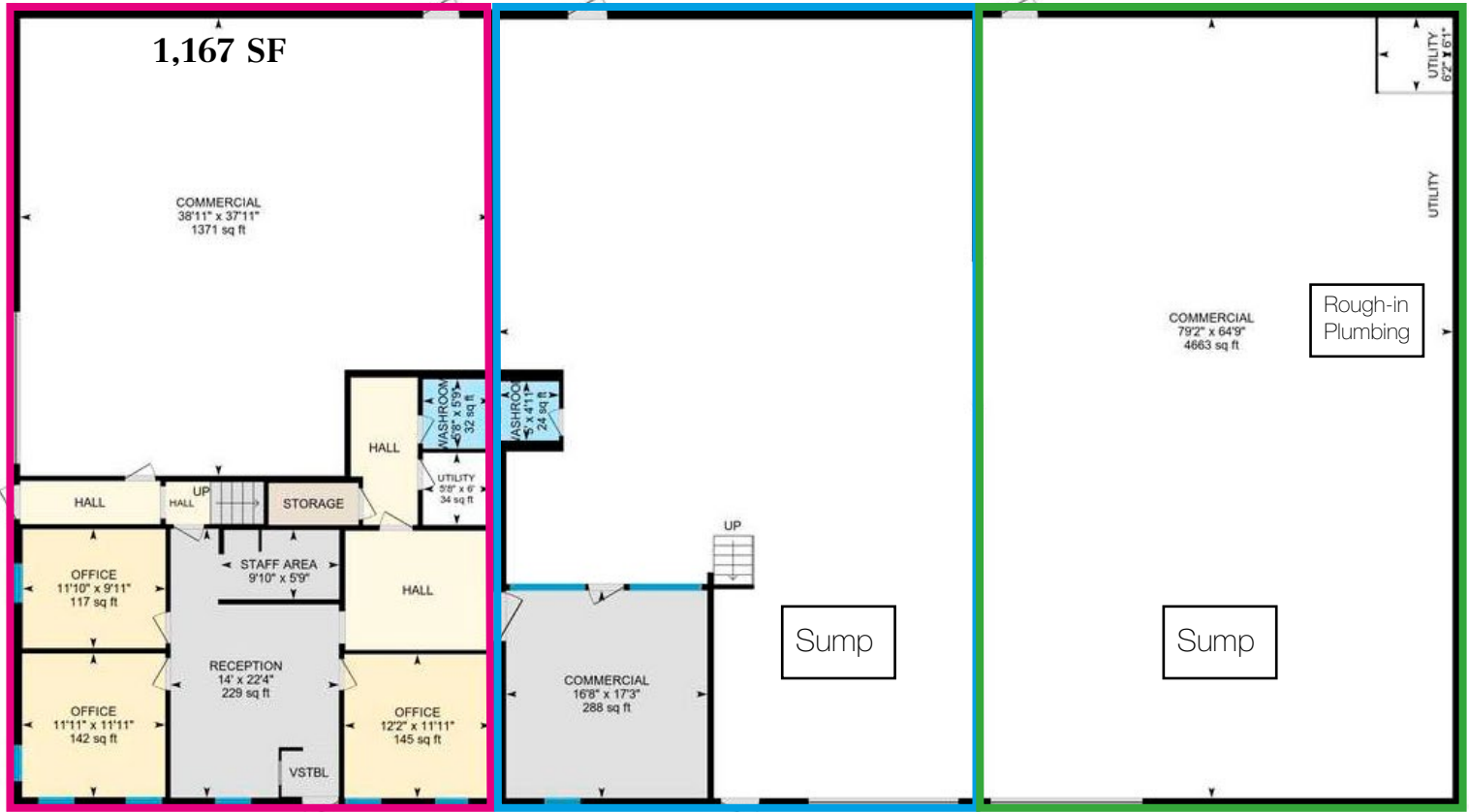
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Main Floor Plan

Possible lease options for owner user / investor



Second Floor Plan



Possible Lease Options

Lease Option 1	
Warehouse	1,371 SF / 3621
Office (Main)	1,167 SF
Second Floor	1,083 SF
Total	3,621 SF
Mezzanine bonus	108 SF

Lease Option 4
Option 1 + Option 2

Lease Option 5
Option 2 + Option 3

Lease Option 2	
Warehouse	2,188 SF
Office	288 SF
Total	2,476 SF
Bonus Mezzanine	288 SF

Lease Option 6
Option 1 + Option 2 + Option 3 (All options)

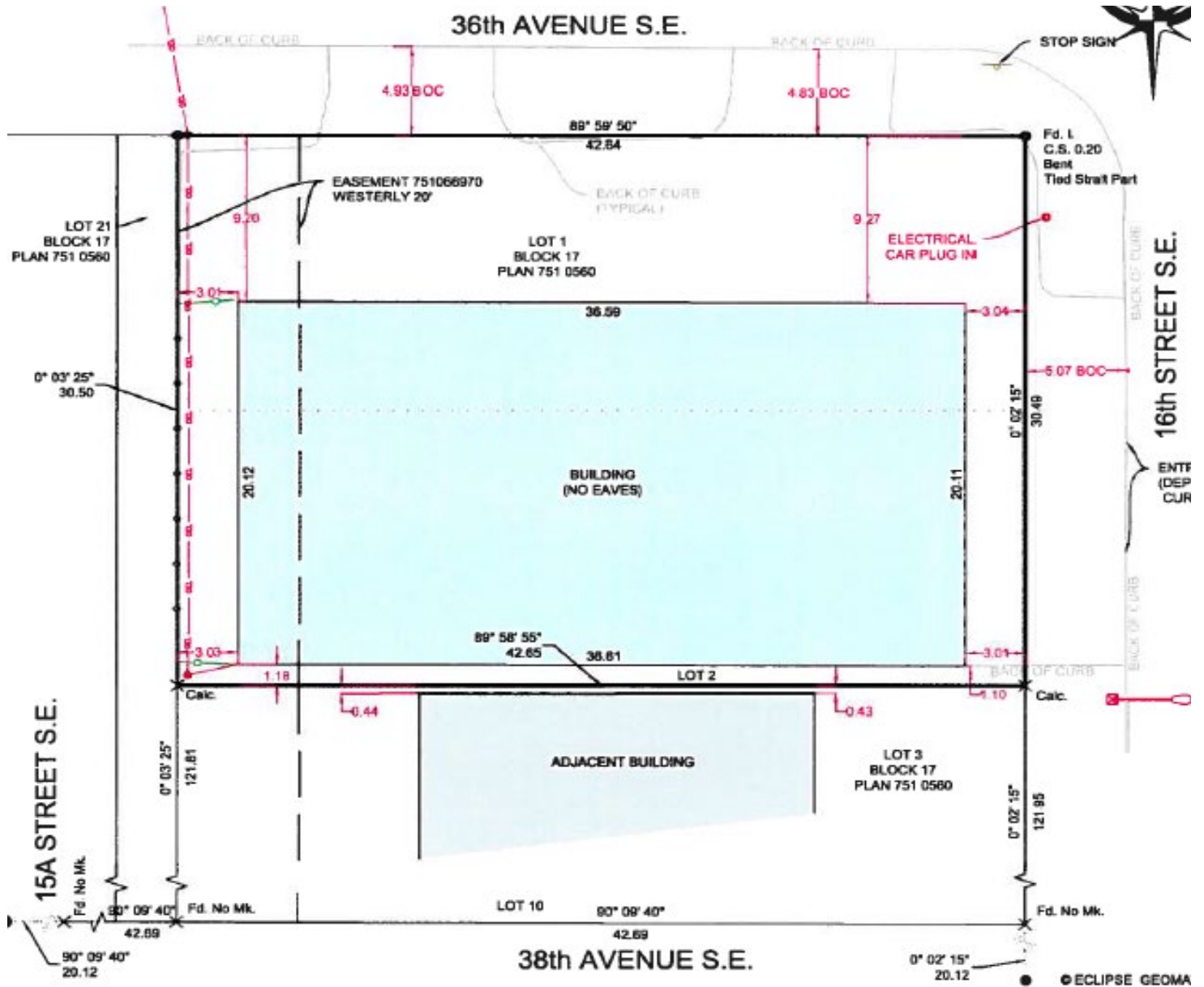
Lease Option 3	
Warehouse	2,476 SF / 3279

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Site Plan



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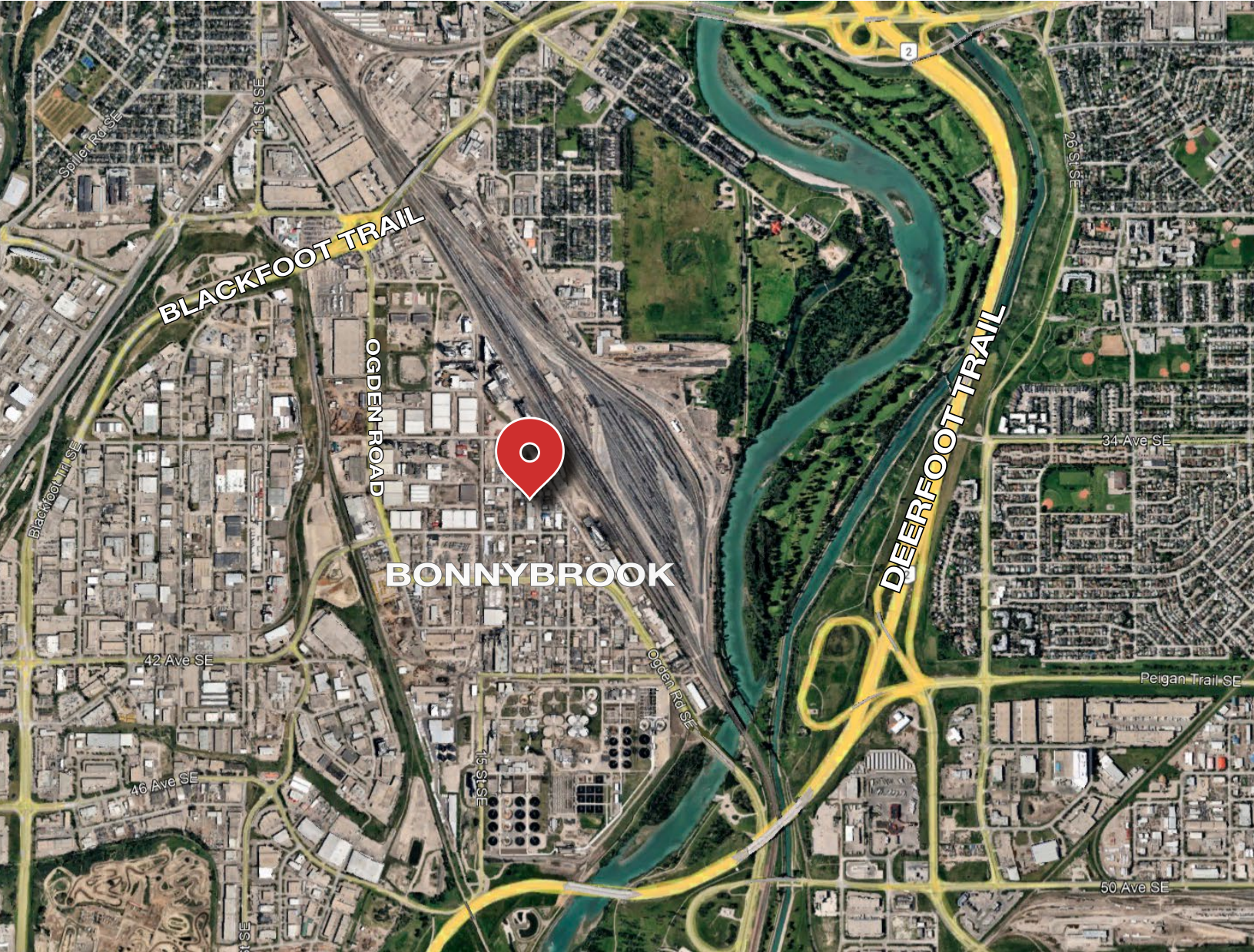
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