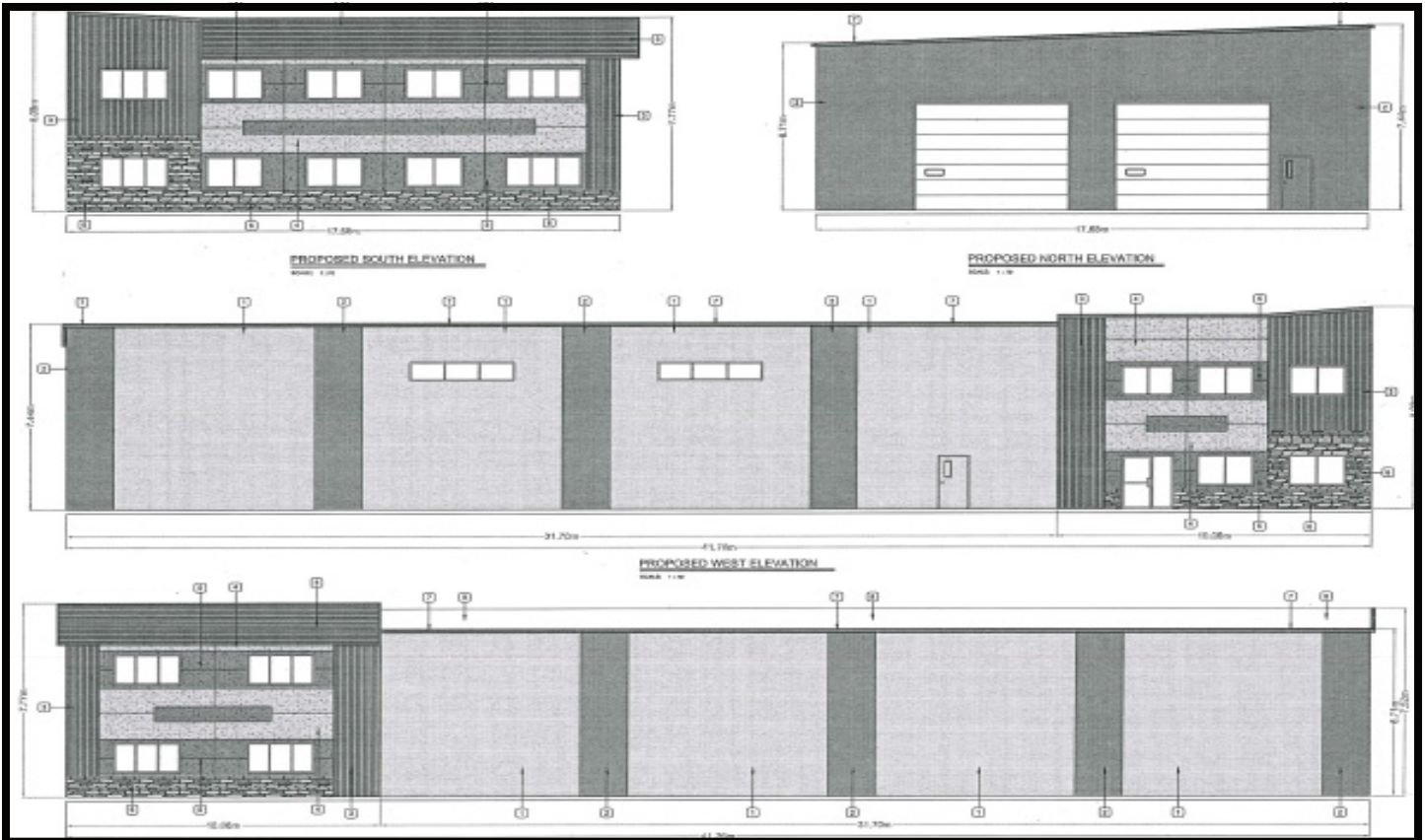


FOR SALE

7178 110th Ave SE
Calgary, Alberta



HIGHLIGHTS

New detached industrial building with offices, fenced rear yard and landscaping on 1.44 acres.

6 offices on the main floor, reception area, lunch room, mezzanine storage area, open plan office space on second floor.

The property is situated approximately 4 km from Glenmore Trail, 11.5 km from Deerfoot Trail, 7 km from Barlow Trail and a short drive from the future SE section of the ring road.

Steven Butt
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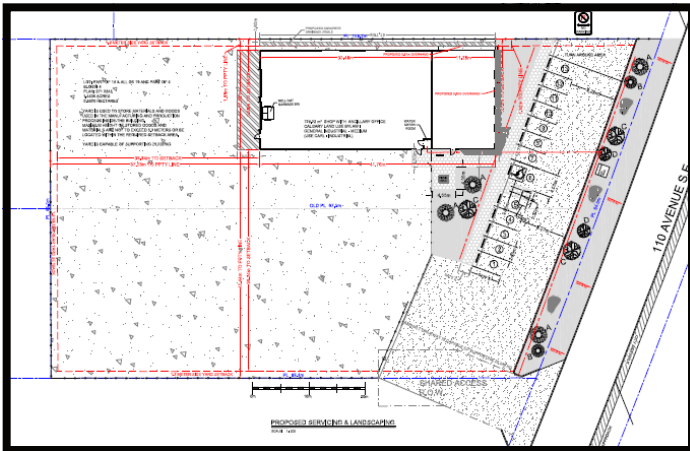
FOR SALE

7178 110th Ave SE Calgary , Alberta

PROPERTY DESCRIPTION

Municipal Description:	7178-110th Ave SE
Legal Description Lot:	Part of 18, all of 19 and part of 4, Block 4, Plan 0713248
Zoning:	G-I (General Industrial)
Lot Size:	1.44 acres
Main and Second Floor Office:	4,293 s.f.
Warehouse:	5,800 s.f.
Total Square Footage:	10,093 s.f.
Parking:	13 stalls
Loading:	2 drive in 14'x16'
Warehouse Ceiling Height:	22 (+/-)
Yard:	35,500 sq ft (+/-)
Possession:	Summer 2012
Power:	400 Amp (TBV)
Asking Price:	\$2,500,000

SITE MAP



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RING ROAD MAP



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