

# FOR SALE

## 7948 - 51 STREET S.E. FOOTHILLS INDUSTRIAL PARK



### PROPERTY DETAILS

<b>BUILDING SIZE:</b>	±2,313 sq.ft. Main Floor as per condo plan ±945 sq.ft. Bonus Storage Mezzanine
<b>LOADING:</b>	1 Drive-in
<b>ZONING:</b>	I-G (Industrial General)
<b>PRICE:</b>	\$699,000



- Extremely clean unit in desirable condominium development.
- Located on the northwest corner of Glenmore Trail and 52 Street S.E.
- The rear of the building offers signage exposure to 52 Street.
- Enjoy the benefits of building circulation with drive around accessibility.
- Secure gated common marshalling area, with ample loading depth enhancing mobility of equipment and vehicles.
- The warehouse area features large 14' drive-in loading door, sump, sink basin (water/drains), ample power, bonus storage mezzanine level.
- Interior demising walls can be removed (discuss options with broker).
- The office area is improved with a large board room that can be converted to separate offices, open bullpen/display/reception area, lunchroom, and 2 bathrooms.
- Fresh paint and recent office improvements create a ready to go, turn-key opportunity.
- Large bonus storage mezzanine above office area.

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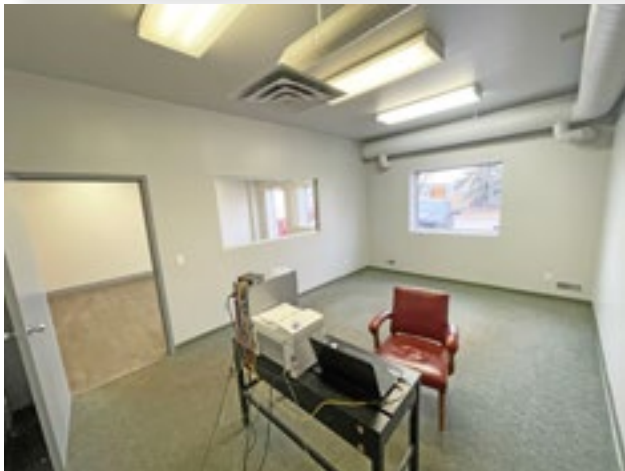


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