

FOR SALE

5073 - 11 STREET S.E.

HIGHFIELD COMMERCIAL AREA



PROPERTY DETAILS

UNIT SIZE:	4,304 sq.ft. Main Floor 901 sq.ft. Mezzanine 5,205 sq.ft. Total
CEILING HEIGHT:	26' (Warehouse)
MECHANICAL:	ERV unit included
POWER:	200 amp
LOADING:	Drive-in (14'x16')
ZONING:	Industrial Commercial
PRICE:	\$2,125,000

- Exceptionally well constructed building.
- I-C zoning allows for excellent mix of user types.
- Retail and industrial occupant mix.
- Just north of Deerfoot Meadows.
- Bus route 30 out front, connects to 39 Avenue C-Train station.
- 60' loading area.
- Versatile mechanical system.
- ESFR sprinkler system.
- Yard area included.

GRANT SCHELL
SCHELL BROTHERS REAL ESTATE CORP.
C: 403-701-4273
E: gschell@schellbrothers.ca



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C: 403-861-1143
E: mschell@schellbrothers.ca

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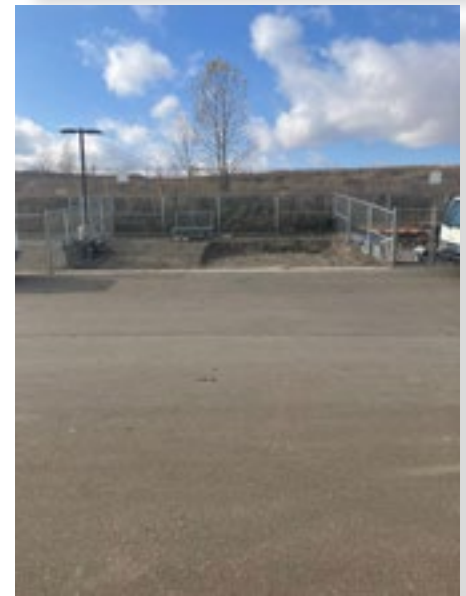
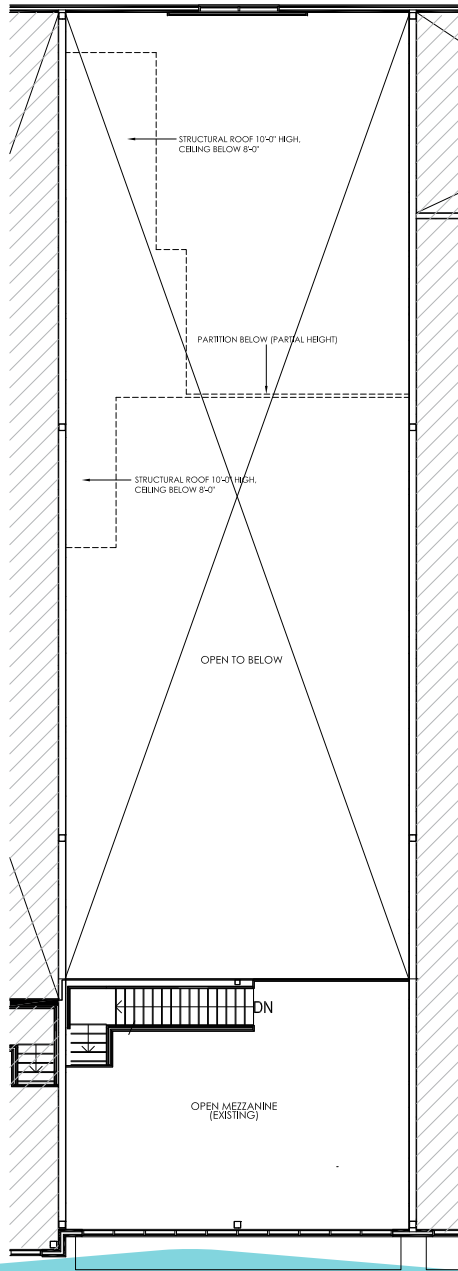
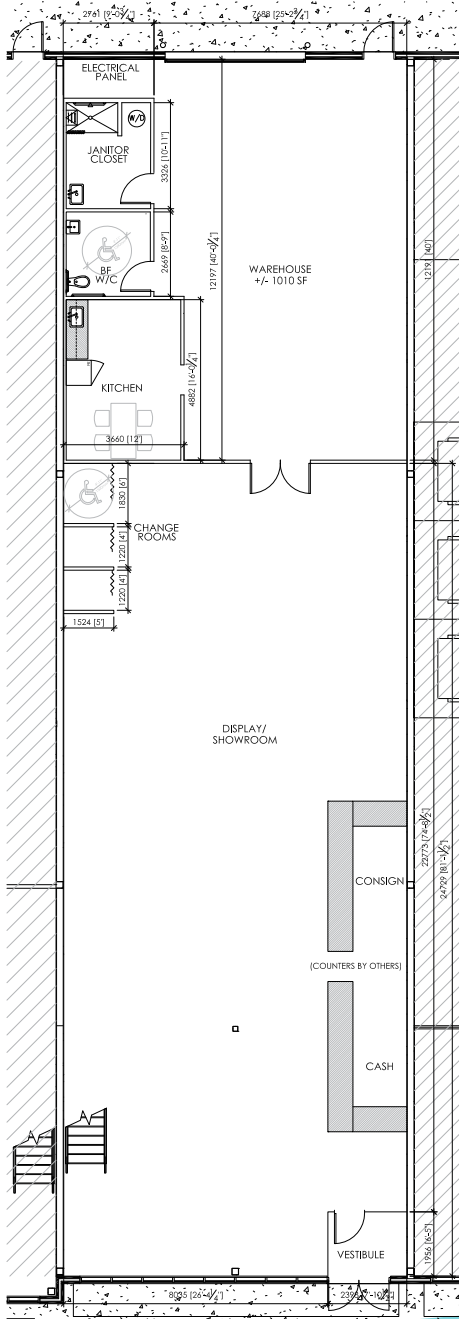
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FLOOR PLAN

Floor Plan Shown Is Not Exact



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