

**11,300 SF FREESTANDING BUILDING ON 0.97 ACRES
WITH EXPOSURE ONTO 52 STREET SE**



INVESTMENT SALE | 5990 – 51 Street SE
Foothills Industrial, Calgary, AB

Mark Bizek

Associate Vice President

403-615-5725

mbizek@cdnglobal.com

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PROPERTY DETAILS

- ZONING:** Industrial General (I-G)

- SIZE BREAKDOWN:**
 - Main floor office: ± 2,337 SF
 - Office under Mezzanine: ± 1,977 SF
 - Warehouse: ± 6,966 SF
 - Total: ± **11,300 SF**
 - Bonus Mezzanine: ± 1,977 SF

- SITE SIZE:** 0.97 Acres

- LOADING:** 4 Drive-in

- CLEAR HEIGHT:** 22'

- POWER:** 400 Amps @ 208 V (TBV)

- SALE PRICE:** \$3,595,000.00

- OPERATING COSTS (Est. 2022):** \$5.51 PSF

COMMENTS

- 11,300 SF freestanding building on 0.97 acres
- Tenant's lease expires March 31, 2025 (one 3 year option to renew at market)
- Rare single tenant investment property
- Tenant may be willing to relocate for owner-user
- Office newly renovated including new kitchenette and carpet
- Exposure onto 52 Street SE
- Close proximity to 61 Avenue SE, 52 Street SE, Glenmore trail SE, Deerfoot Trail SE, and the Ring Road (Stoney Trail SE)



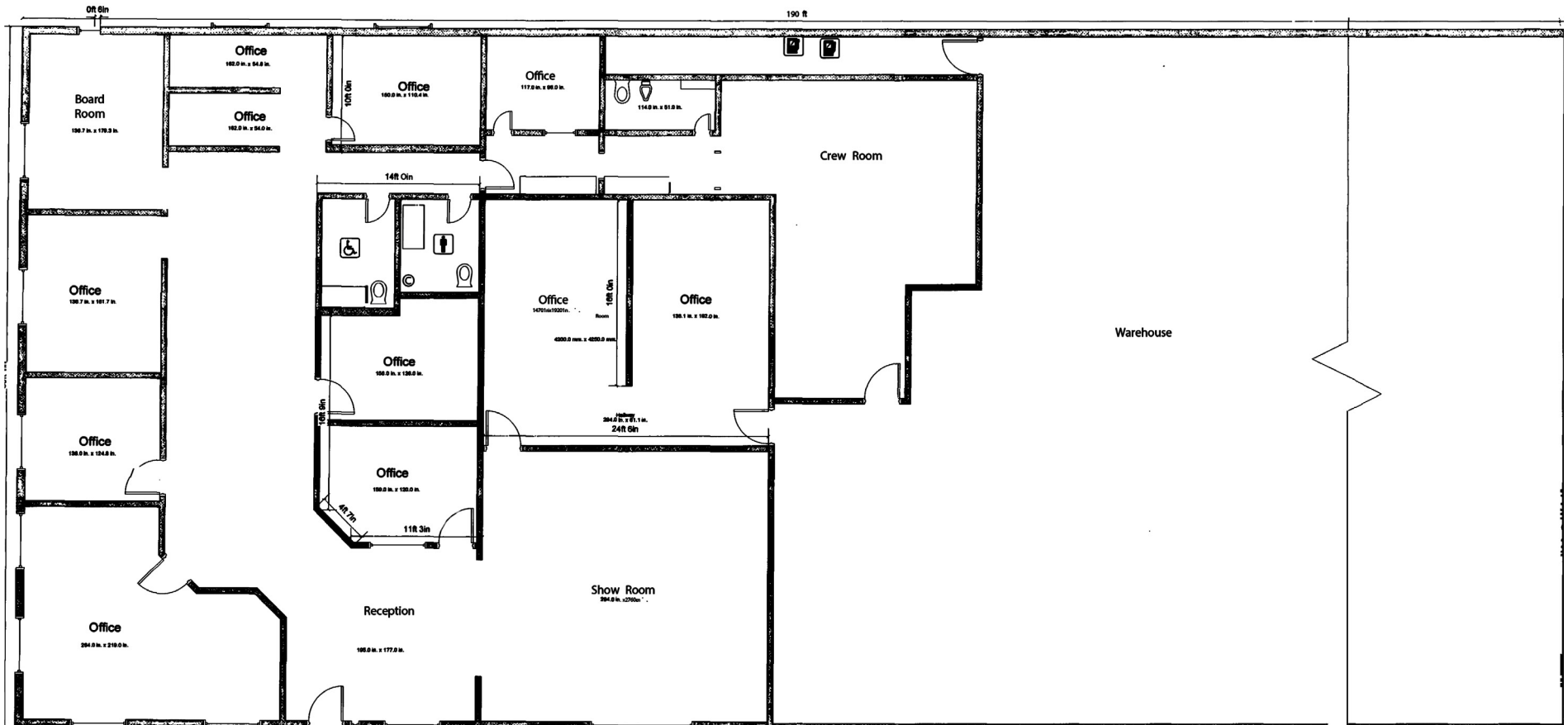
INVESTMENT SALE | 5990 - 51 Street SE



FLOOR PLAN



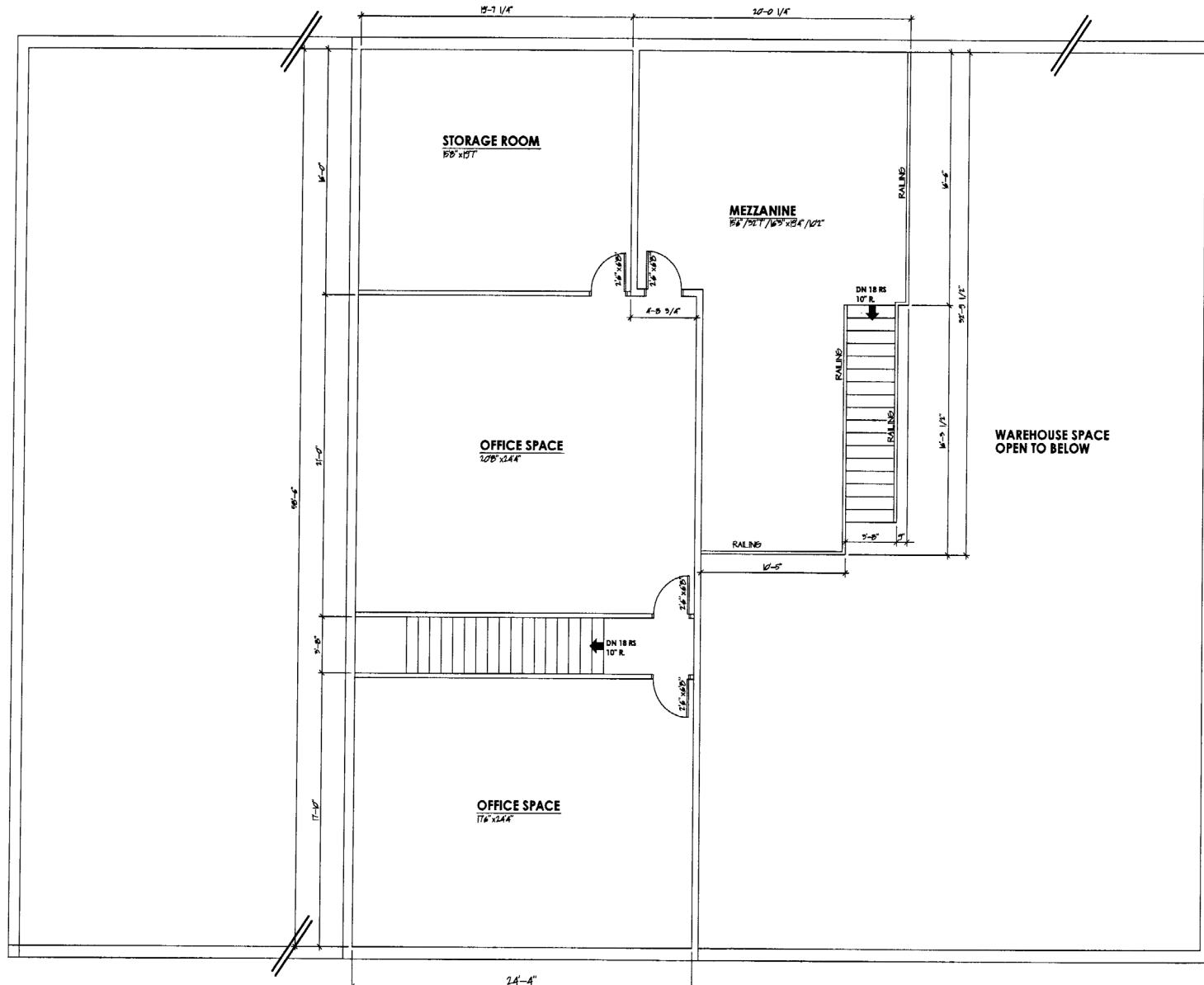
MAIN FLOOR PLAN



FLOOR PLAN



SECOND FLOOR PLAN





INVESTMENT SALE | 5990 - 51 Street SE



DRIVING DISTANCE

- Deerfoot Trail SE (Peigan Trail SE) 6 Mins
- Stoney Trail SE (Peigan Trail SE) 6 Mins
- Stoney Trail SE (Glenmore Trail SE) 7 Mins
- Deerfoot Trail SE (Barlow Trail SE) 6 Mins
- Downtown Calgary 15 Mins
- YYC International Airport 22 Mins

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