

**990 101 Street SW  
Calgary, Alberta**

**MLS # A2235899**



**\$35,000,000**

**Division:** NONE

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 64,450 sq.ft.

**Zoning:** DC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 4.84 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Office/bathroom fixtures

For more information, please click Brochure button. A 4.87-acre self-storage development along the west corridor of the City of Calgary. The site, located at 990 101 Street SW, is a Class A drive-up outdoor storage facility that will be operated under the Otter Self Storage banner, and consists of 589 units and 65,150 square feet of leasable area. With an immediate trade area of over 60,000 residents, and no immediate potential competitors, Otter Self Storage is extremely well positioned in the marketplace. Additionally, annual incomes from the trade area average over potentially \$280,000 annually, acting as a catalyst for one of the deepest self-storage markets in the country. Estimated completion date October 21, 2025. Listing contains rendering photos.