

**926 46 Avenue SE
Calgary, Alberta**

MLS # A2245867



\$22 per sq.ft.

Division:	Highfield
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	12,000 sq.ft.
Zoning:	I-G

Heating:	Make-up Air, Exhaust Fan, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Membrane	Utilities:	Natural Gas Connected, Phone Connected, Underground
Exterior:	Concrete	Parking:	-
Water:	Public	Lot Size:	1.75 Acres
Sewer:	Public Sewer	Lot Feat:	Interior Lot, Irregular Lot, Level, Open Lot, See Remarks
Inclusions:	N/A		

Great location 2 blocks off Blackfoot Trail on 46 Av feeder route. 12,000 sqft free standing building on 1.75 acres. 8 drive doors, 8,000 sqft Shop, 2,000 sqft of Office and 2,000 sqft Warehouse. Shop with upgraded O.H. Crane, Trench drain, additional 4 inch concrete flooring update, 14 ft ceiling in office and warehouse, 25 ft ceiling in shop. Updated roofing 2017 over office/warehouse, 2024 over Shop. Updated Make-up Air for wash bay, 1 in shop plus 4 fans. 600 amp power, Paved front end employee parking for 20+ vehicles. RPR attached. Chain link fenced and security monitored.