512 Moraine Road Calgary Alberta

$5,000,000

Major Price Reduction! Very attractive industrial building, centrally located just off Barlow Trail and Memorial Drive NE. Total New constructed in 2004, with new pre-cast concrete, and professionally developed office space. Drains in two bays, sumps in two bays, infrared heating in warehouse, 20 foot clear height in warehouse, 4 drive-in loading with 12'x14' doors. 15 parking stalls at the front of the building plus room for at least 16 additional stalls at rear of building or storage. Designed to accommodate four (4) separate bays. Currently two (2) separate bays of 14,250 SqFt and 7,000 SqFt. Developed second floor office with the 7,000 SqFt unit, the balance of the second floor (mezzanine) has potential for future development if desired. Occupy 14,250 SqFt and retain the 7,000 SqFt tenant for long term income of $70,000/year. Very central locations, 1 block off of Barlow Trail, with quick access to Memorial Drive and Deerfoot Trail. Minutes to Downtown Calgary, 10-15 minutes to the International Airport. (id:6769)

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