



## 5715 35 Street Calgary Alberta

\$3,900,000

INVESTOR ALERT! -- This recently renovated and upgraded investment property has been leased by a marquis international tenant with an excellent covenant. Their initial lease term expires in 2028 and they have three options to extend for up to another 15 years, at pre-negotiated rent escalations covering all extension terms. The current cap rate is 4.93% with upside as the net rent increases annually. -- Location: Foothills Industrial / Year Built: 1980 / Available: Immediately / Site Size: ~ 1.36 acres / Building Area: ~ 14,248 square feet / Zoning: I-G (Industrial General) / Loading: 3 - 14' x 14' drive-in doors, 2 - 10' x 10' drive-in doors, 1 - 12' x 12' drive-in doors / Ceiling Height: ~ 20' to 26' in shop / Power: 400 amps @ 600 volts (TBV) / 2024 Property Taxes: \$60,478.56 / 2024 Assessed Value: \$2,750,000 / Notes: Expertly built and recently renovated and upgraded, this building features: ~ 11,266 square feet of shop space, ~ 2,982 square feet of office space over two floors, Partly paved and fenced yard space, Make-up air system in shop, Multiple large overhead cranes, Curtained wash bay with pressure washer, Air-conditioned offices on both floors, Numerous nearby amenities, Area serviced by public transit -- DISCLOSURE: Tenant has the right of first refusal to purchase the property. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca