



6410 90 avenue Calgary AB

\$5,600,000

Prime industrial location in the heart of the trucking sector in Calgary. The 15,000 square foot building features an admin area of 3000 sq. ft. 5 offices, 2 washrooms, board room, reception and a staff room. HVAC is forced air and features central AC in office area. The 12,000 sq. ft. shop and features a freight dock with 6-10ft doors and 1-12 ft door. An additional 16x16ft door provides access for truck & Equipment storage. Radiant heat in shop area. Make up air units. A 24x24 cold storage area that serves as tire storage and tool crib. The site is fenced and secured. Yard site is crowned and features great compaction and drainage. Concrete aprons along east side of building. It truly is a turn key opportunity!

Listing Presented By:



Originally Listed by:
Panache Realty Ltd.

marcel@bonnyvillerealestate.com
<http://www.marcel sylvestre.com>

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000
Fax:
jmattie@telusplanet.net