

FLEX BUILDING FOR SALE

SUNALTA

14,147 SF

1928 - 10 AVENUE SW
CALGARY, AB



Scout
Real Estate Ltd

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PURCHASE OPPORTUNITY

- Building Size: 14,147 SF over 3 floors
- Site Size: 0.32 Acres
- Sale Price: \$3,200,000.00
- Zoning: DC - 64D2010 Site 1:
 - CC-X (excluding Night Club) with FAR/Building Height guidelines for potential redevelopment
- Power: TBV
- Parking: 20 surface stalls + Indoor garage areas (can be increased w/ office demo)
- Availability: Negotiable (Vendor will leaseback 6 - 12 months from closing)
- Property Taxes: \$49,668.30 per annum (2023)

PROPERTY HIGHLIGHTS

- Building equipped with 2 separate shower/washroom areas
- 500m walking distance to Sunalta C-Train Station
- Large south-facing deck on upper level
- Two (2) Warehouse / Storage / Garage areas
- Zoning allows for higher density redevelopment potential in future
- First time on market since constructed!

10' x 12' Drive-in Door

8' x 10' Drive-in Door



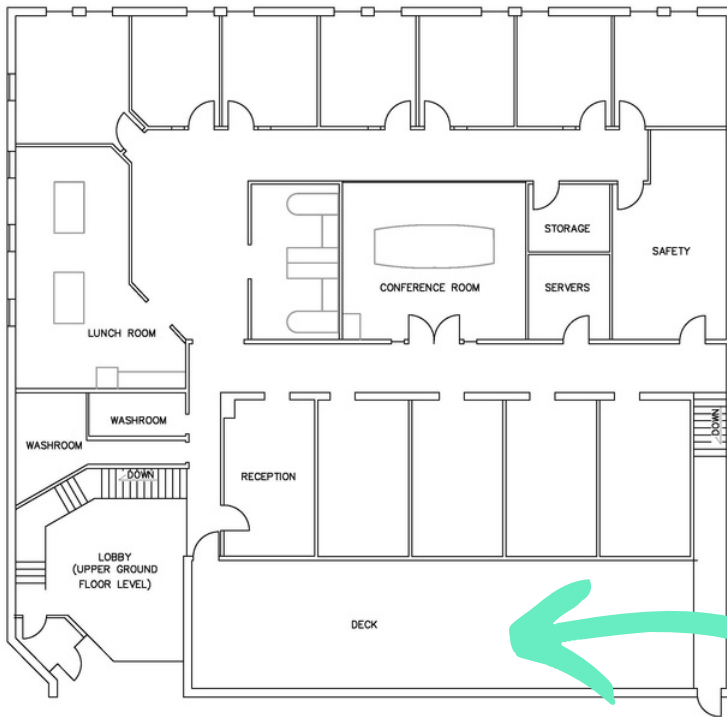
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FLOOR PLANS - UPPER LEVEL



DECK SPACE & VIEW



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FLOOR PLANS - MAIN LEVEL



Office section built after original construction and can be removed to create larger garage / warehouse / storage area with +/- 16' clear heights!



WAREHOUSE / GARAGE AREA

- Loading Door: 10' x 12'
- Ceiling Height: 14' - 16' (TBV)



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FLOOR PLANS - LOWER LEVEL

2ND WAREHOUSE / GARAGE AREA

- Loading Door: 8' x 10'
- Ceiling Height: 8' (TBV)



GYM AREA

- Area for lockers
- Two separate shower areas equipped with multiple washroom stalls in each
- Equipment negotiable



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