

Owner User / Investment Sale Opportunity

80042 - 475 Avenue East
High River, Alberta





Property Highlights

- 27,225 SF on 2.55-acres, representing a site coverage ratio of 22%
- Opportunity to acquire 11,961 s.f. vacant building with secondary building providing investment income or potentially 15,264 s.f. of additional operating space. Total of 27,225 s.f. potentially available.
- Clean, well maintained property with heavy power and crane capacity, including overhead 5 ton cranes
- Located 25 minutes south of Calgary on Highway 2A in High River, Alberta

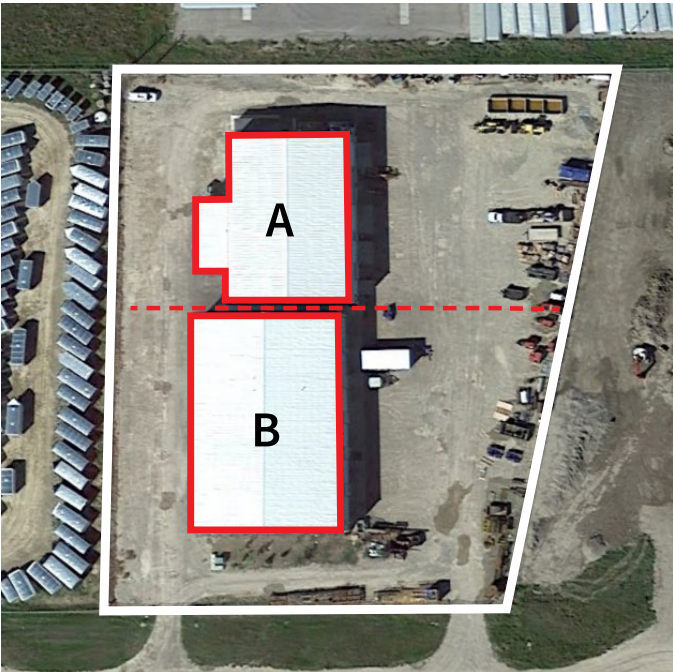
Jurisdiction	Foothills County Aldersyde
Zoning	DC 2 (Direct Control District)
Year Built	Building A: 2008 Building B: 2010
Construction	Pre-engineered metal
Power	600 Amp 600 Volt 3 phase per building

Building A

Size	Main Floor Office: 1,200 s.f. Second Floor Office: 1,200 s.f. Shop: 9,561 s.f. Total: 11,961 s.f.
Loading	One 16'x18' drive-in door One 20'x18' drive-in door One 16'x16' drive-in door
Ceiling Height	22' to 27'
Crane	One 5 ton with 21' bridge, 17' hook and 75' span
Electrical	600 amp 600 volt 3 phase
Year Built	2008
Availability	Immediate

Building B

Size	Main Floor Office: 1,440 s.f. Second Floor Office: 1,440 s.f. Shop: 12,384 s.f. Total: 15,264 s.f.
Loading	Six 16'x18' drive-in doors
Ceiling Height	24' to 27' clear
Crane	Two 5 ton with 19' bridge, 14' hook and 60' span
Electrical	600 amp 600 volt 3 phase
Year Built	2010
Availability	Leased - potentially available



Property Tax (2023)

\$23,452.56

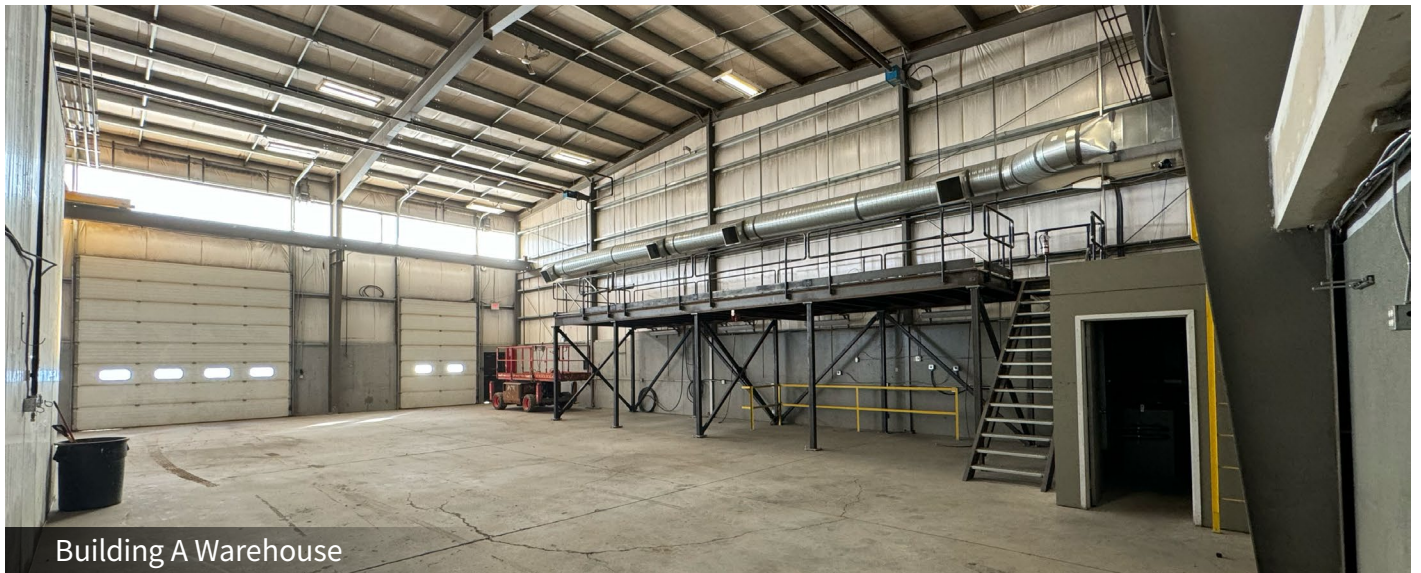
Sale Price

~~\$4,650,000 or \$171 p.s.f~~

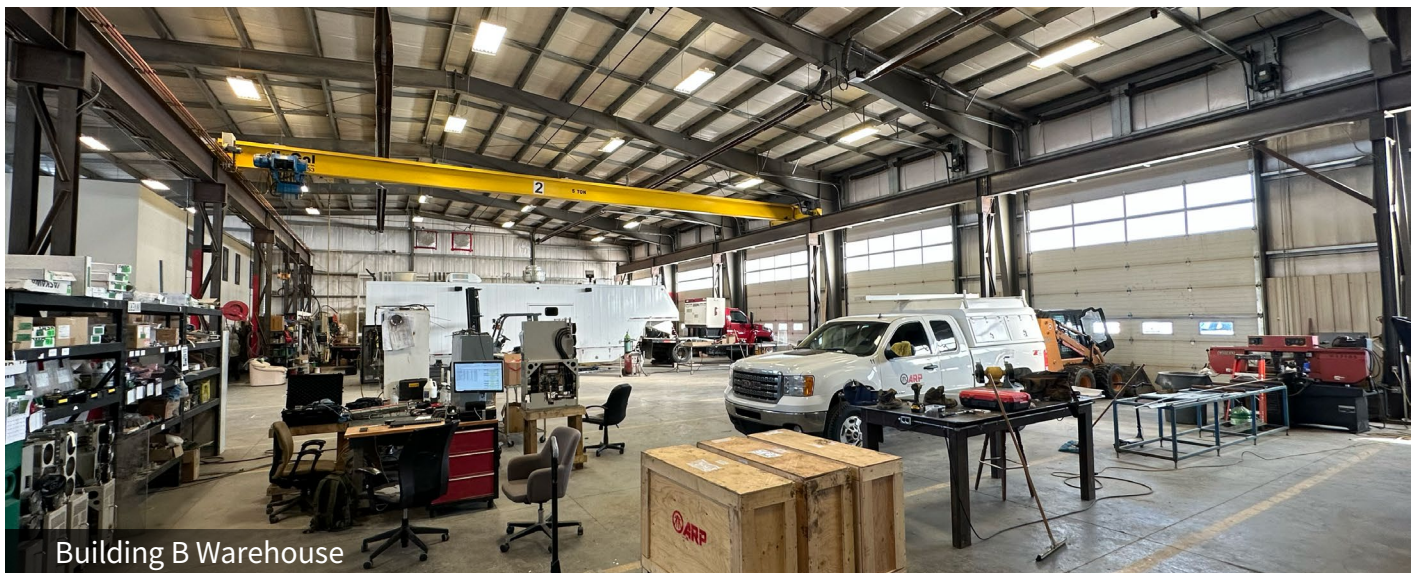
\$4,550,000 or \$167 p.s.f



Building A Warehouse

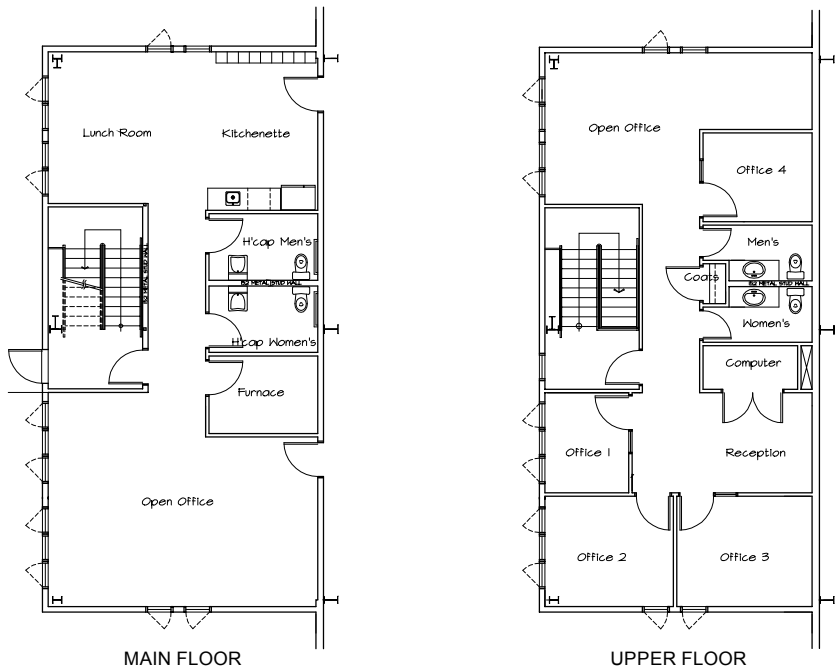


Building A Warehouse

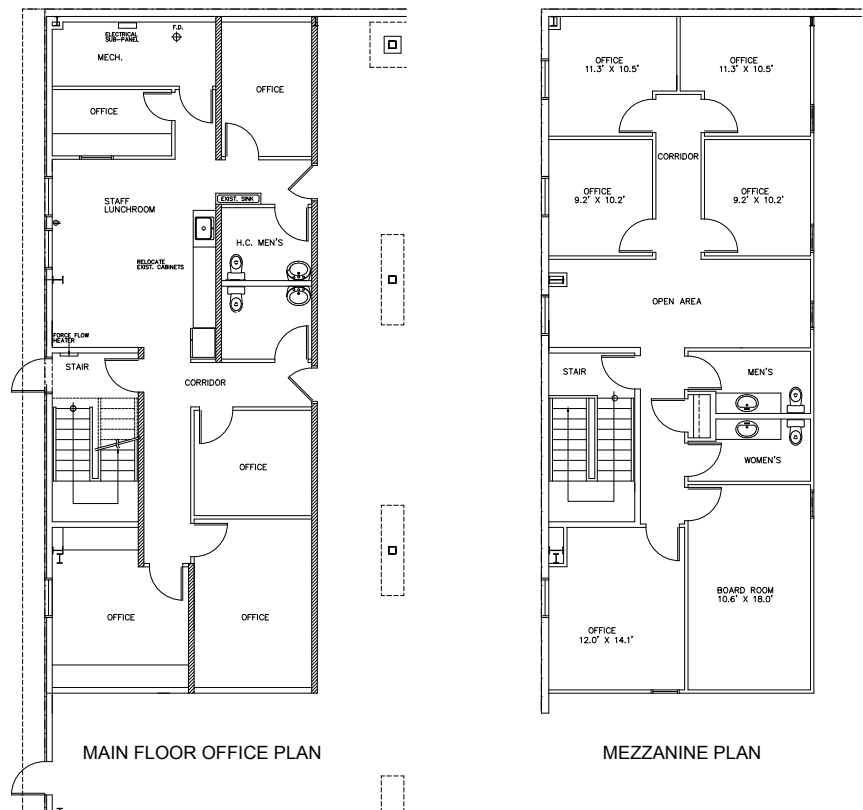


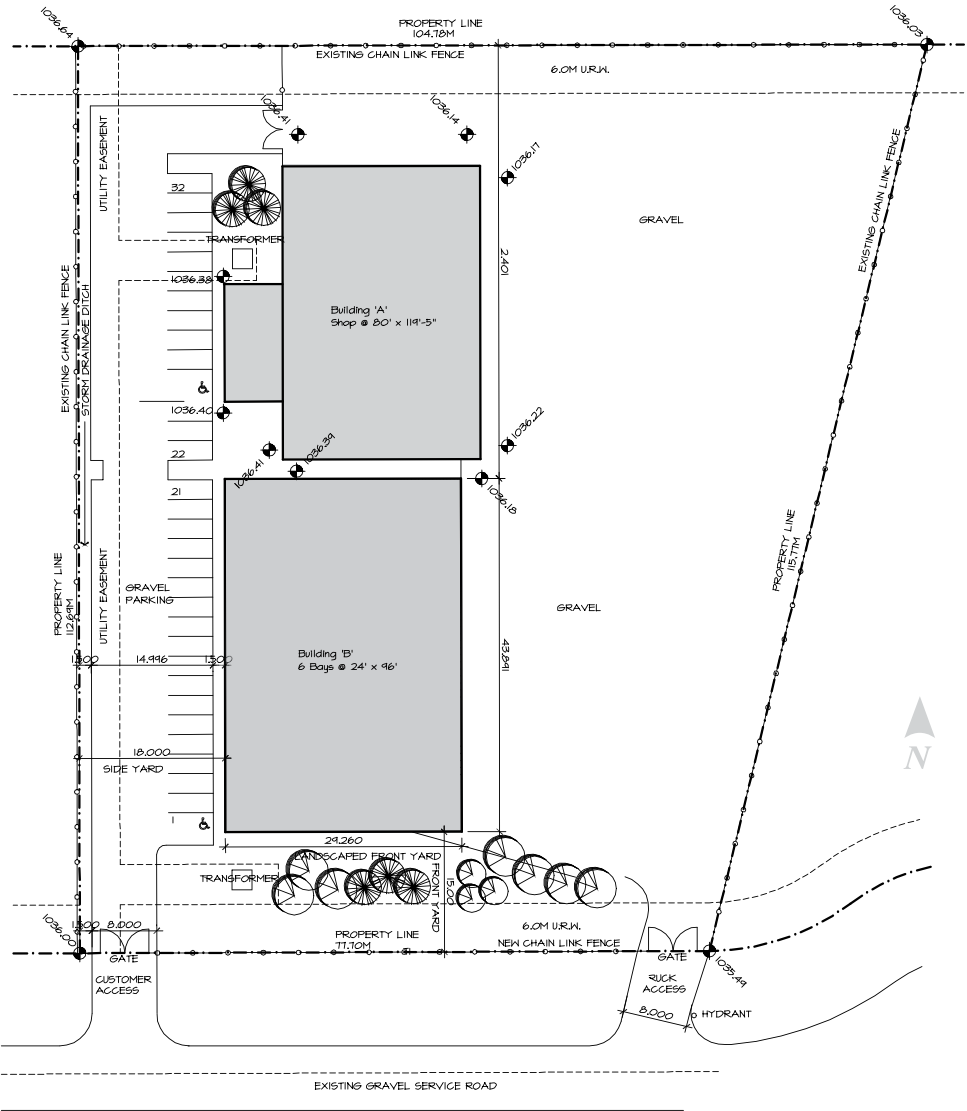
Building B Warehouse

Building A Office Floor Plan



Building B Office Floor Plan





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The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Drive Times

From Calgary: 25 minutes

From Town of High River: 3 minutes

From Town of Okotoks: 10 minutes



Contact us for more Information

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