

For sale

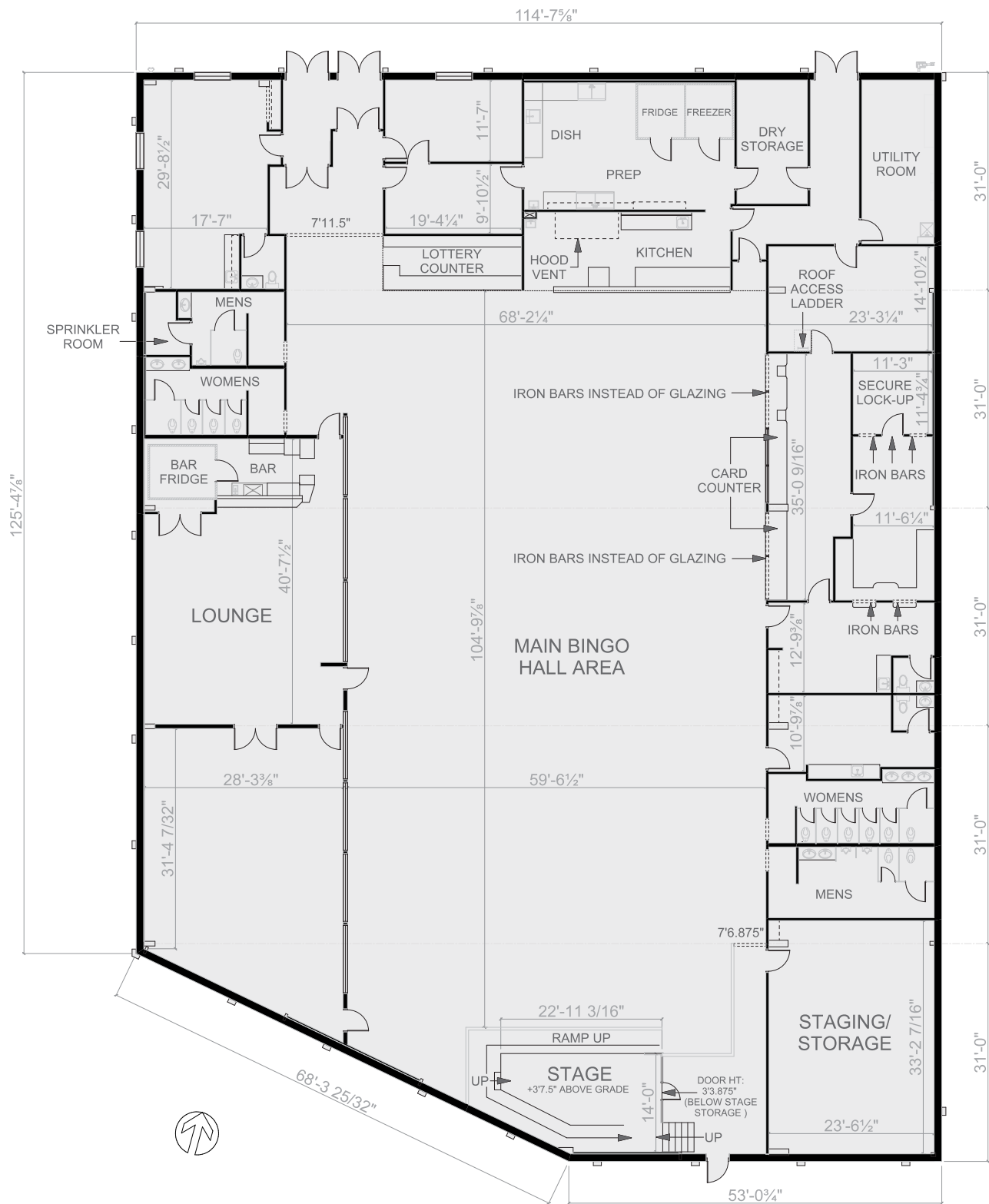
Investment Property
With Development Land



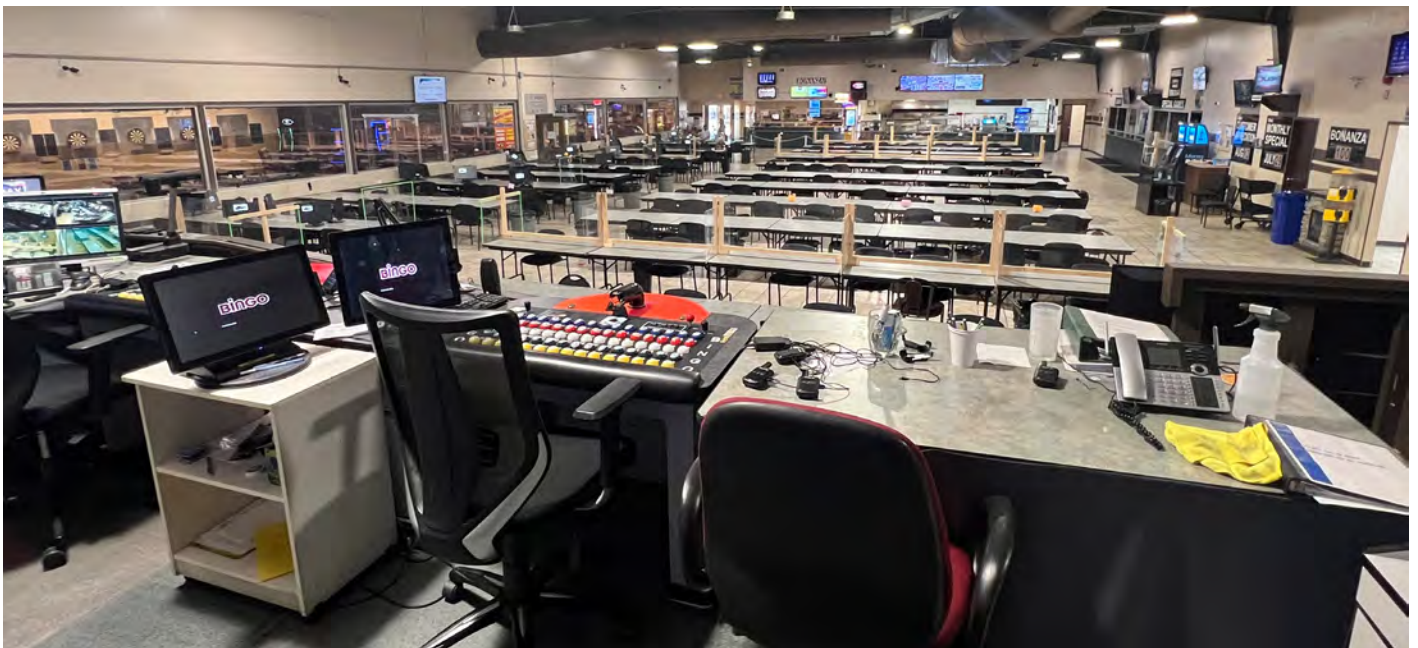
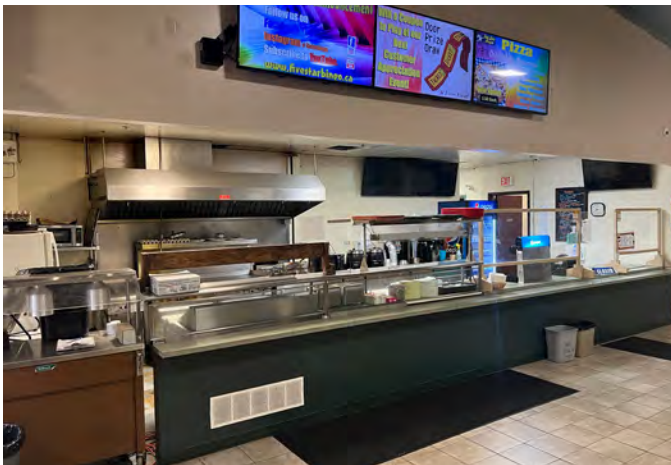
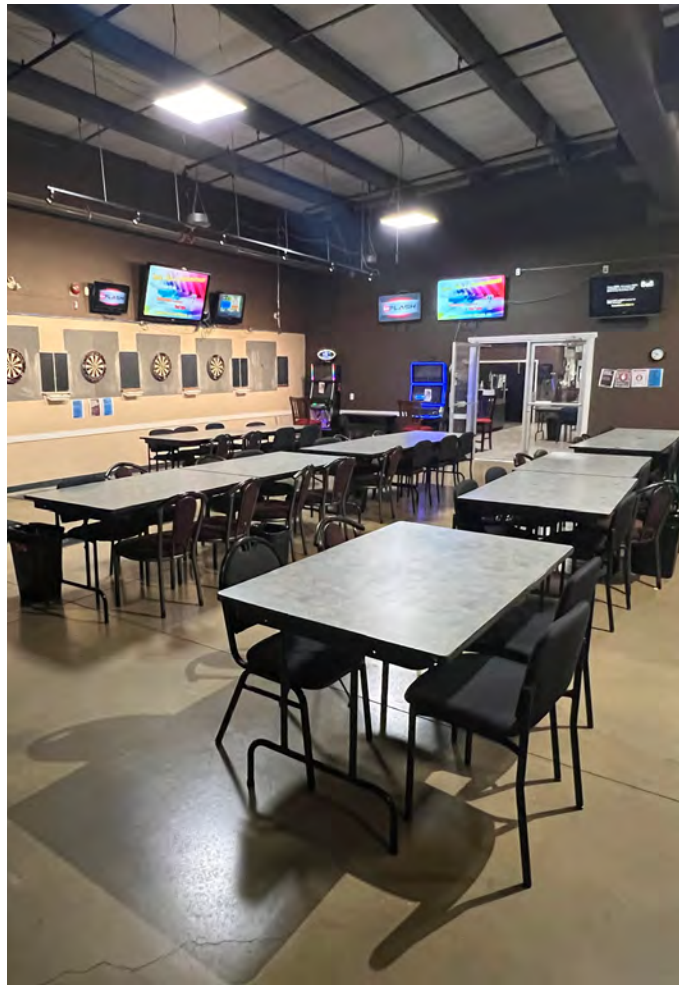
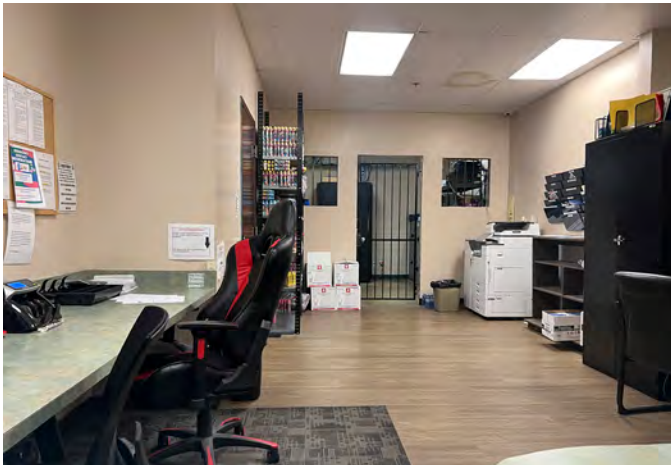


District	Valleyfield	Ceiling Height	20' - 22' clear
Zoning	I-G (Industrial General)	Power	400 amps (TBV)
Year Built	2000	Improvements	<ul style="list-style-type: none">Fully operational kitchenLicensed lounge50th Ave SE exposureAll entrances constructedSite fully landscaped
Building Size	16,857 s.f.	Tenant Term Expiry	May 31, 2030
Site Size	2.9 acres	Sale Price	\$ 4,850,000
Titles	0012545;1;11 0012545;1;12		

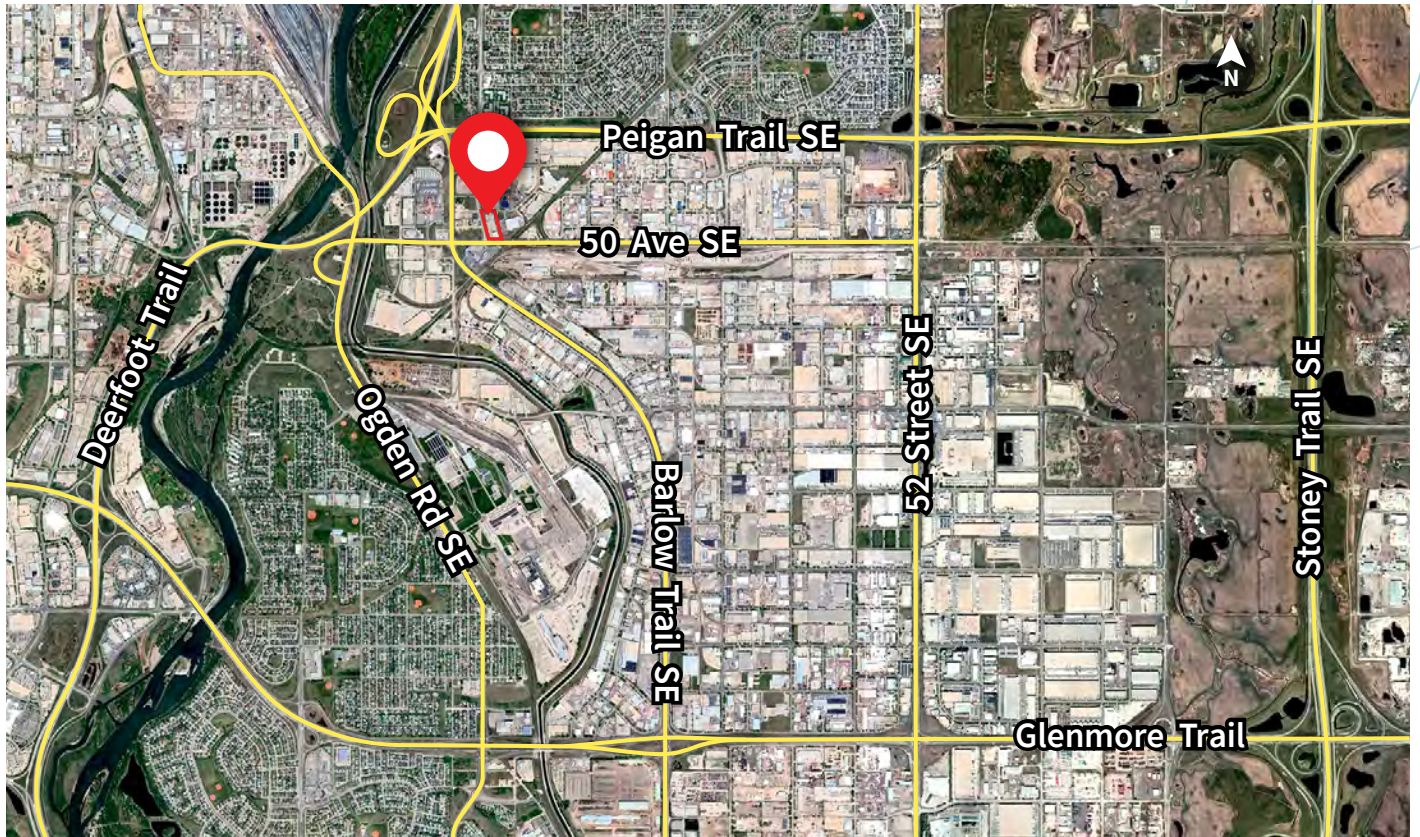
*Financial and lease information available upon execution of CA



4980 - 25 Street SE / Calgary, AB







Property Highlights

- Unique development opportunity
- Holding income with 23 year operating history
- Functional building design
- No building commitment or architectural guidelines
- Full services available

Drive Times (Approximate)

- Peigan Trail 2 min
- Deerfoot Trail 3 min
- Glenmore Trail 5 min
- Downtown Calgary 10 min
- Calgary Int'l Airport 18 min

Contact us for more information

jll.ca

Ryan Haney

Lead Broker

Executive Vice President
+1 403 456 2221
ryan.haney@jll.com

Casey Stuart, SIOR

Lead Broker

Executive Vice President
+1 403 456 3247
casey.stuart@jll.com

Marshall Toner

EVP, National Industrial

+1 403 456 2214
marshall.toner@jll.com

Chris Saunders

Executive Vice President

+1 403 456 2218
chris.saunders@jll.com

Carey Koroluk

Vice President

+1 403 456 2346
carey.koroluk@jll.com

Austin Smith

Vice President

+1 403 456 2197
austin.smith@jll.com

Troy Robinson

Associate

+1 403 670 7353
troy.robinson@jll.com