For Sale or Lease

7220 Railway Street SE, Calgary, AB



JLL SEE A BRIGHTER WAY

- Freestanding 15,545 sf building on 1.38 acres
- Turnkey vehicle dealership (showroom, alignment, detailing, and service)
- High quality showroom area
- Entire site paved and fenced
- Fully equipped service bay
- Quick access to major roadways (Blackfoot Trail, Heritage Drive, and Deerfoot Trail

Overview



Property Details

District	Deerfoot Meadows	
Year Built	2005 with expansion in 2017	
Zoning	DC 116298	
Building Size	Main Showroom / Service Area Detailing / Alignment South Showroom Second Floor Office Total:	7,152 sf 1,853 sf 5,770 sf 770 sf 15,545 sf
Site Area	1.38 acres	
Ceiling Height	Main Showroom/Service Area Detailing / Alignment South Showroom	22' 19' 16' 6"

Parking	± 35 indoor stalls ± 100 outdoor stalls
Loading	4 drive-in doors 3 showroom doors
Power	600 Amps @ 240 Volts
Sprinklered	Class 3
Property Taxes	\$89,508.25 (2024)
Lease Rate	\$30,000/month (net)
Sale Price	\$6,950,000 (automotive chattels list available)

Photos •



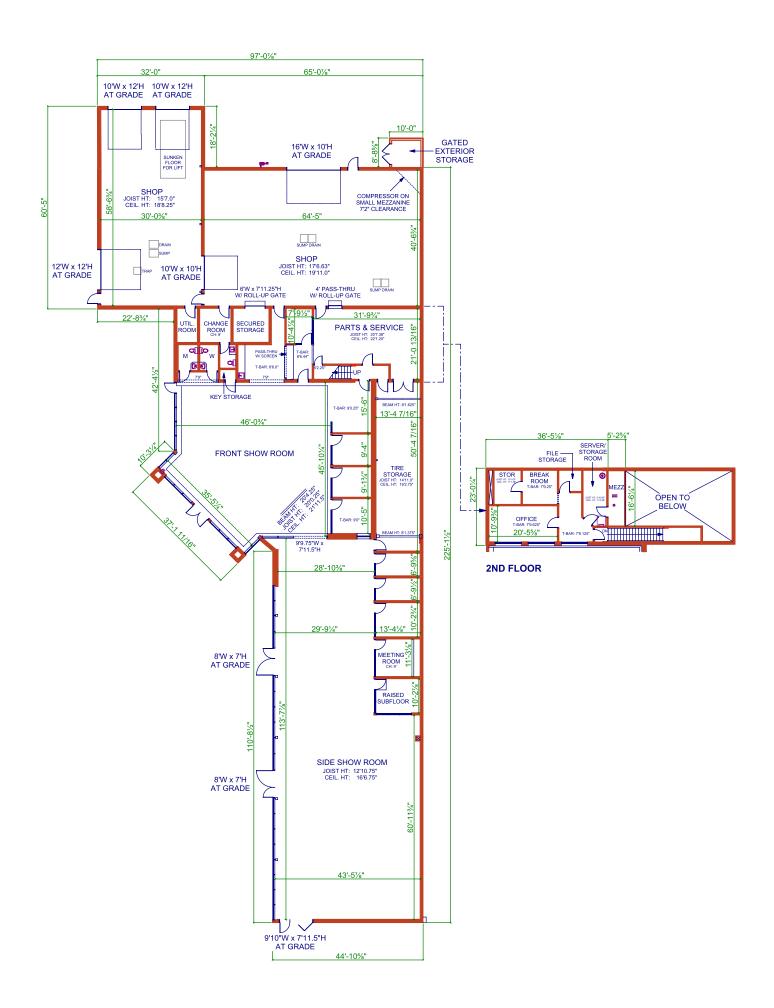














Drive Times



Bus Stop

6 min. walk



Glenmore Trail

5 minutes



Calgary International Airport 20 minutes



Nearest C-Train Station (Chinook Station)

9 minutes



Deerfoot Trail (Highway 2)

5 minutes

Downtown Calgary

15 minutes



Blackfoot Trail

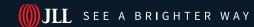
4 minutes



Calgary Auto Mall

5 minutes

Contact us for more information



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