

For Sale

4440 - 78 Avenue SE Calgary, AB

Rare stand-alone office/warehouse building on 4.73 acres

- Corner property with multiple access points / 115 parking stalls
- Excess land provides the opportunity for building expansion and/or additional storage yard area
- Secured loading/yard area
- Excellent location with quick access to Glenmore Trail, Barlow Trail, and 52 Street SE, walking distance to Calgary Transit stops
- Quality office improvements over two floors, with security system and furniture throughout

CLICK OR SCAN FOR 360 VIRTUAL TOUR:





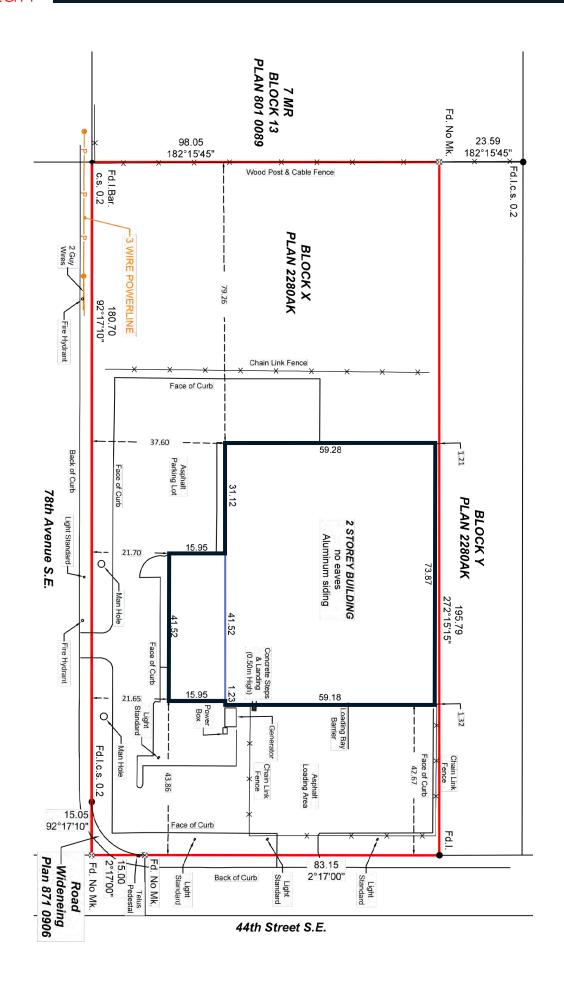
Chris Saunders 403 456 2218 chris.saunders@jll.com

Marshall Toner 403 456 2214 marshall.toner@jll.com

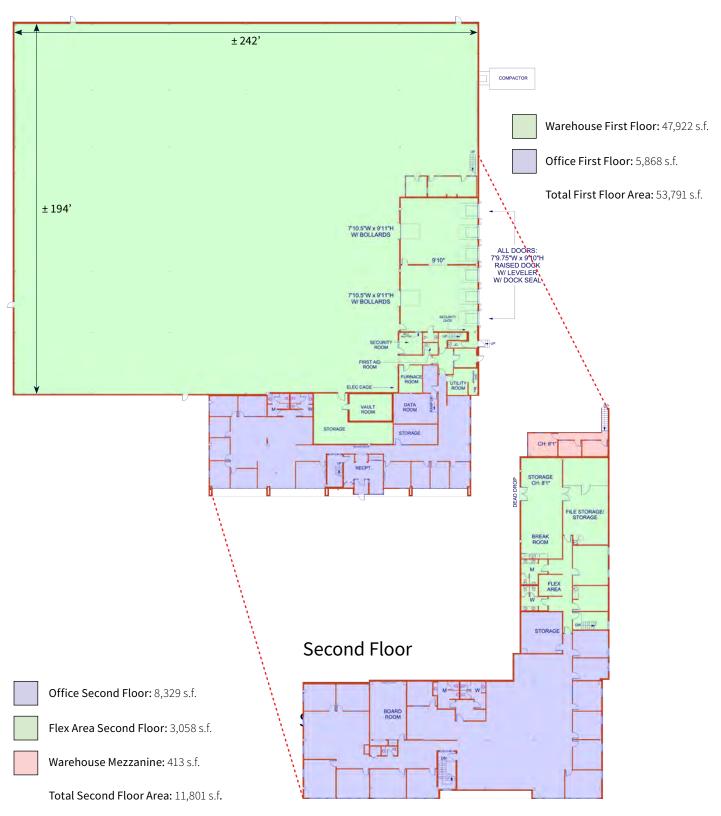
Property Details

Address	4440 - 78 Avenue SE, Calgary, AB		Loading	6 (8' x 10') dock doors
Year Built	1978			with lights, power lift doors, and levellers
Legal Description	Plan 2280 AK, Lot X		Fire Protection	Sprinklers and stand-pipe system
Zoning	I-G (Industrial General)		Sale Price	\$11,950,000
Size	Main Floor Office: Second Floor Office: Second Floor Flex Area Warehouse:	5,868 s.f. 8,744 s.f. 3,058 s.f. 47,922 s.f.	Property Taxes	\$191,332.14
	Total:	65,592 s.f.	Features	• Weigh scale in loading area
Land Size	4.73 acres *Additional 1.13 acres potentially available			 Make-up air system Forklift charging stations Server, first-aid and locker rooms
Power	800 amps @ 347/600 volts (TBV)			Walk-in "safe" room (300 s.f.)
Ceiling Height	27' clear			 Motion sensor warehouse lighting

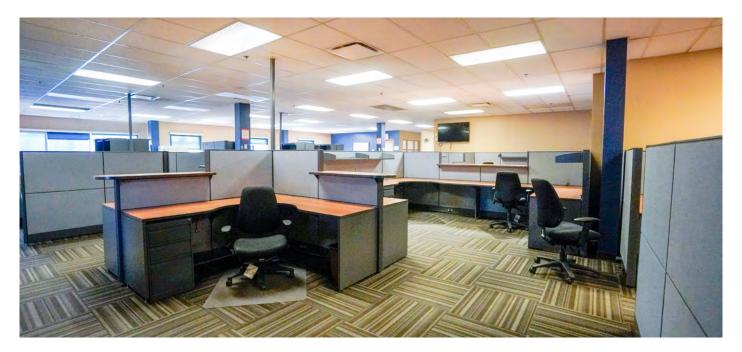




Main Floor



Photos

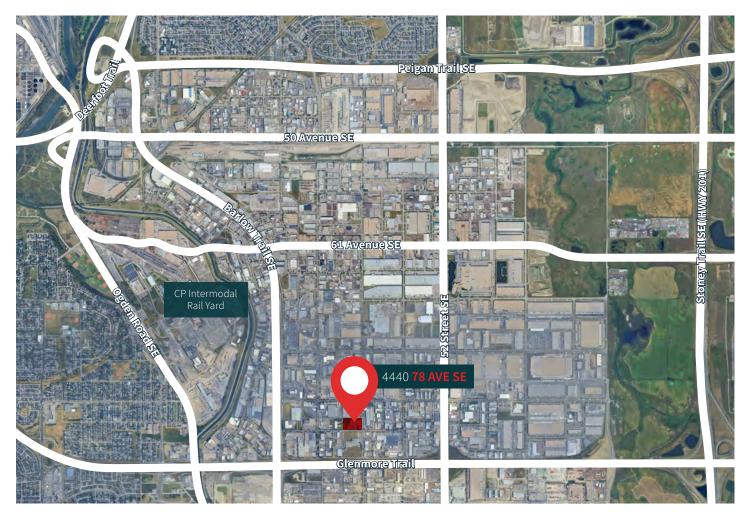








Location Map



Major Roads and Destinations



Barlow Trail → 3 min. / 1.7 km



Deerfoot Trail → 7 min. / 6.3 km



Glenmore Trail → 4 min. / 2.1 km



Downtown Calgary → 15 min. / 12.9 km



Stoney Trail East → 6 min. / 4.7 km



Calgary Int. Airport → 18 min. / 22.0 km

Contact us for more information



Chris Saunders

Executive Vice President +1 403 456 2218 chris.saunders@jll.com

Marshall Toner

EVP, National Industrial +1 403 456 2214 marshall.toner@jll.com

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