



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:**



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Property Details

Address 4440 - 78 Avenue SE, Calgary, AB

Year Built 1978

Legal Description Plan 2280 AK, Lot X

Zoning I-G (Industrial General)

Size

Main Floor Office:	5,868 s.f.
Second Floor Office:	8,744 s.f.
Second Floor Flex Area	3,058 s.f.
Warehouse:	47,922 s.f.
Total:	65,592 s.f.

Land Size 4.73 acres
*Additional 1.13 acres potentially available

Power 800 amps @ 347/600 volts (TBV)

Ceiling Height 27' clear

Loading 6 (8' x 10') dock doors with lights, power lift doors, and levellers

Fire Protection Sprinklers and stand-pipe system

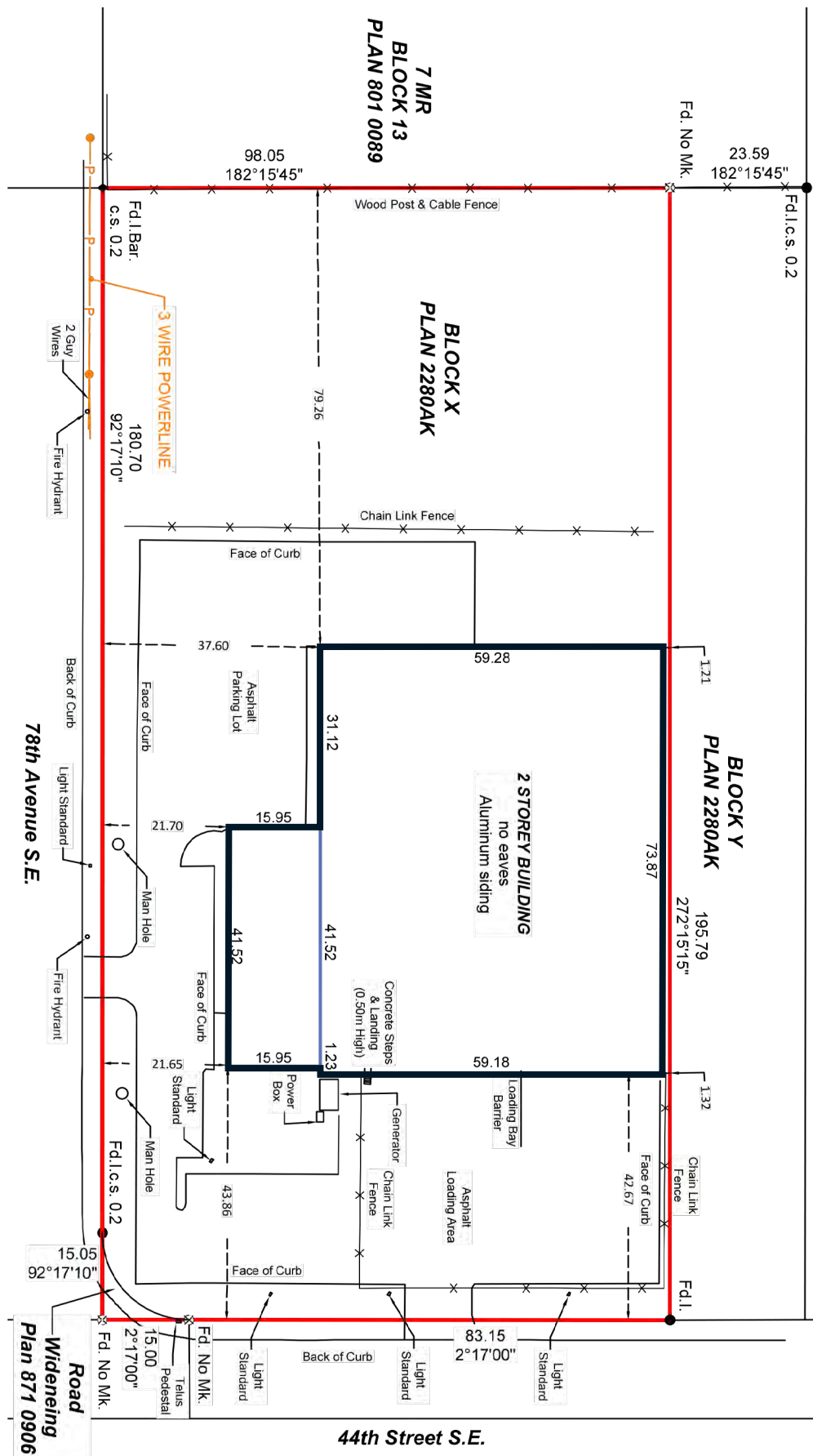
Sale Price \$11,950,000

Property Taxes \$191,332.14

Features

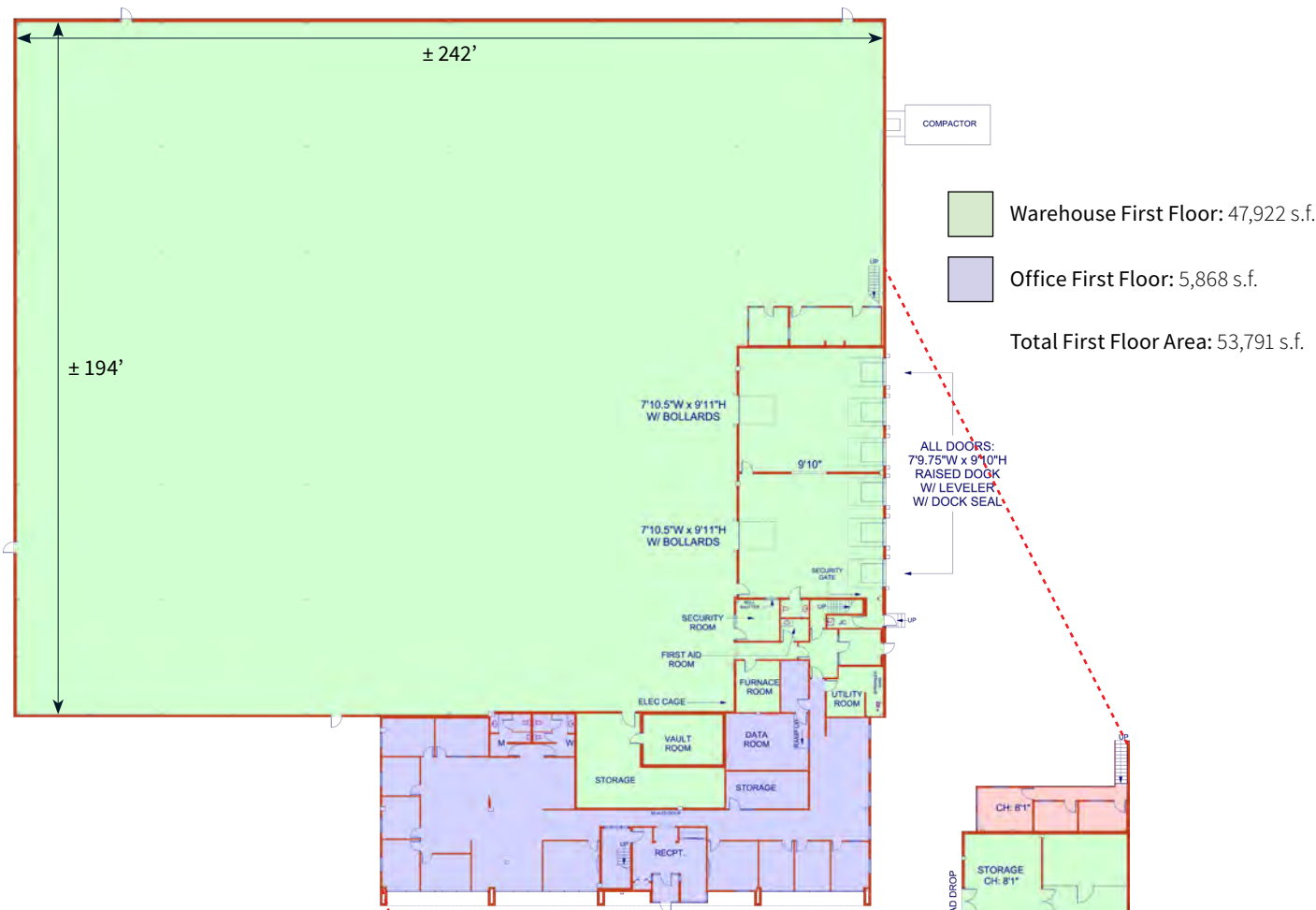
- Weigh scale in loading area
- Make-up air system
- Forklift charging stations
- Server, first-aid and locker rooms
- Walk-in "safe" room (300 s.f.)
- Motion sensor warehouse lighting



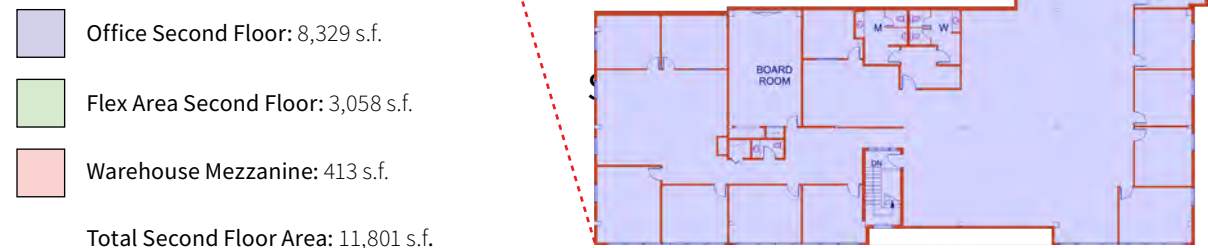


Floor Plan

Main Floor



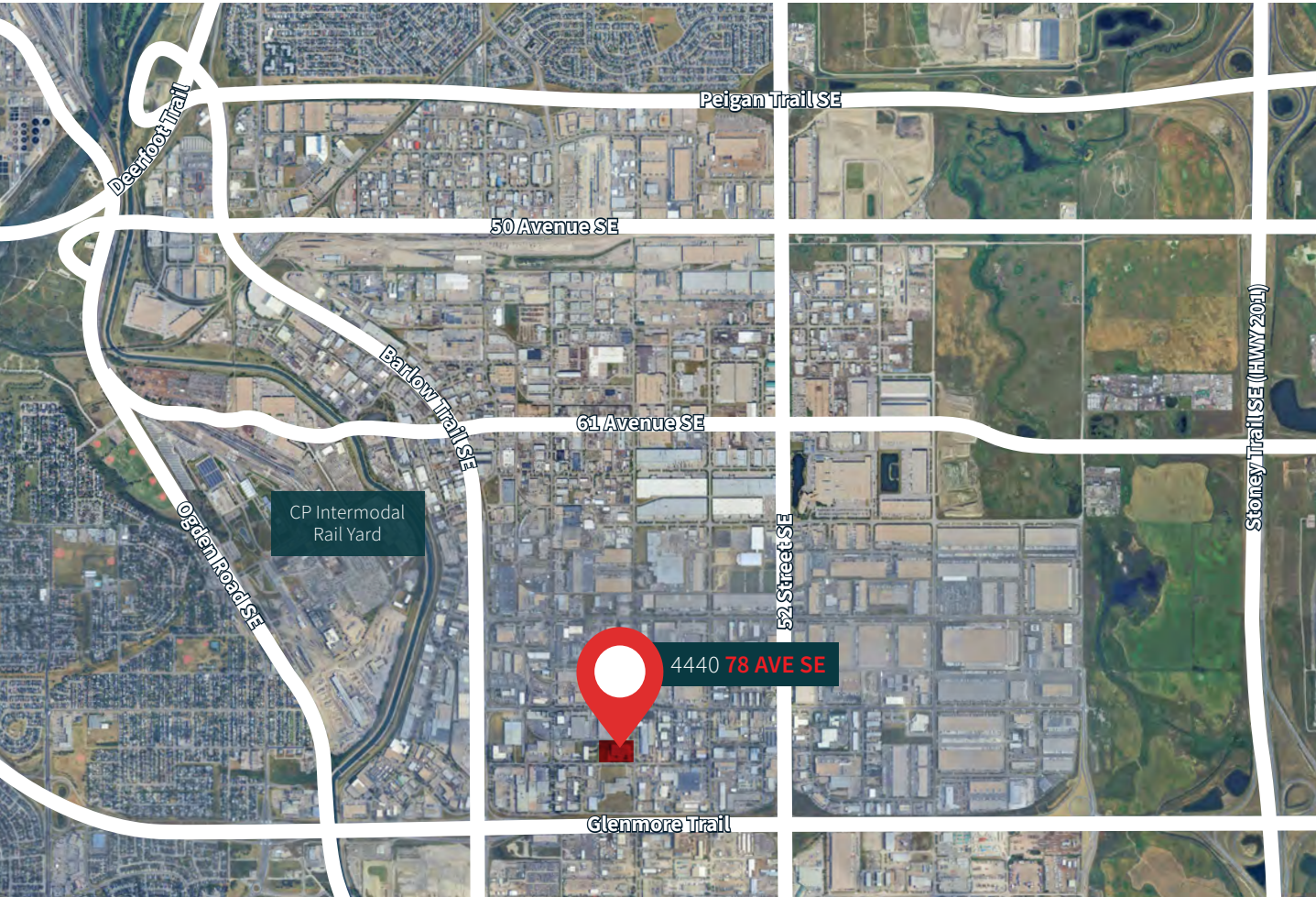
Second Floor



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**

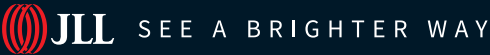


Stoney Trail East → **6 min. / 4.7 km**



Calgary Int. Airport → **18 min. / 22.0 km**

Contact us for more information



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