

# For Sale

278 - 19 Street NE

Calgary, Alberta





#### **Highlights**

- Rare freestanding building on 3.31 acres
- Positioned on a corner lot with multiple access points
- Equipped with heavy power capacity
- Dock and drive-in loading with ample truck marshalling area
- Excellent central location in close proximity to Downtown Calgary, Deerfoot Trail, Barlow Trail, and Highway 1



# Property Details •

District	Mayland Heights		Loading	1 - (8'3" x 9'2") Drive-In Door 2 - (12' x 14') Drive-In Doors 2 - (8' x 10') Dock Doors
Year Built	1996		Clear Height	17' to 22'
Zoning	I-G (Industrial-General)		Sale Price	\$9,500,000.00
Building Size	Main Floor Office Second Floor Office Warehouse	6,835 s.f. 6,757 s.f. 33,682 s.f.		\$178,994.52 (2025 est.)
	Total:	47,274 s.f.	Power	Dual Services: • 1 x 1,200 Amp @ 277/480 Volt
Bonus Area	Occupiable Mezzanines Attached Storage Area	1,083 s.f.	Features	<ul><li>3 Phase Service</li><li>1 x 2,000 Amp 347/600 Volt</li><li>3 Phase Service</li></ul>
	Storage Mezzanines Attached Shed	884 s.f. 237 s.f.		<ul> <li>Make up air (CFM: TBV)</li> <li>Spinklered</li> <li>Dual compartment sumps</li> <li>Ample parking stalls</li> <li>Yard could be expanded into back grass area</li> </ul>
	Total:	4,400 s.f.		
Site Area	3.31 acres			

## Photos •

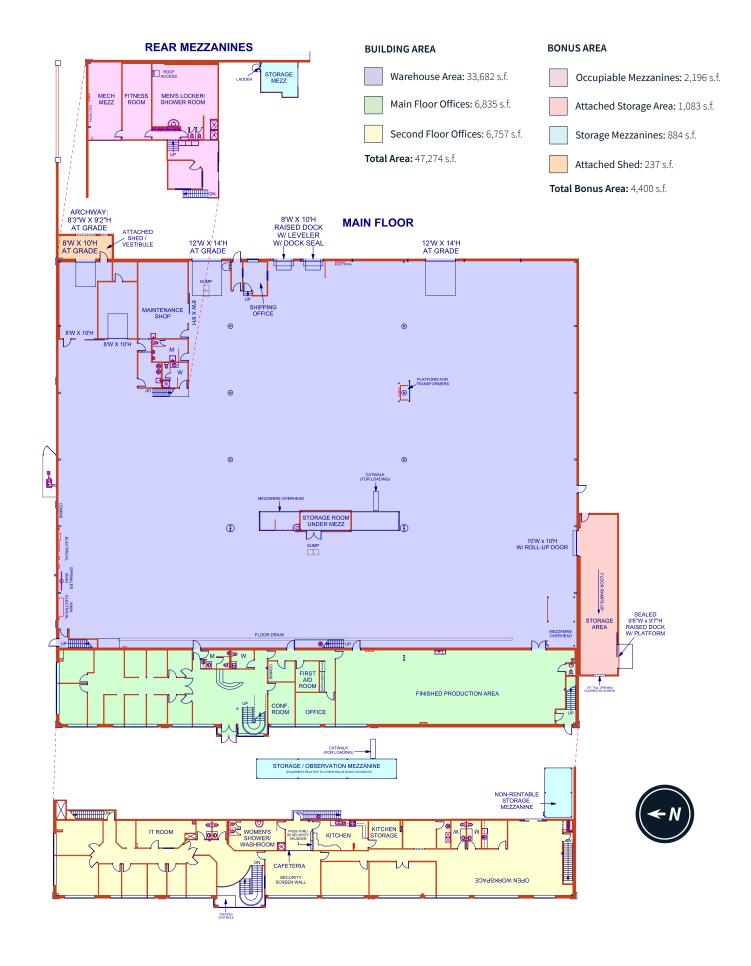




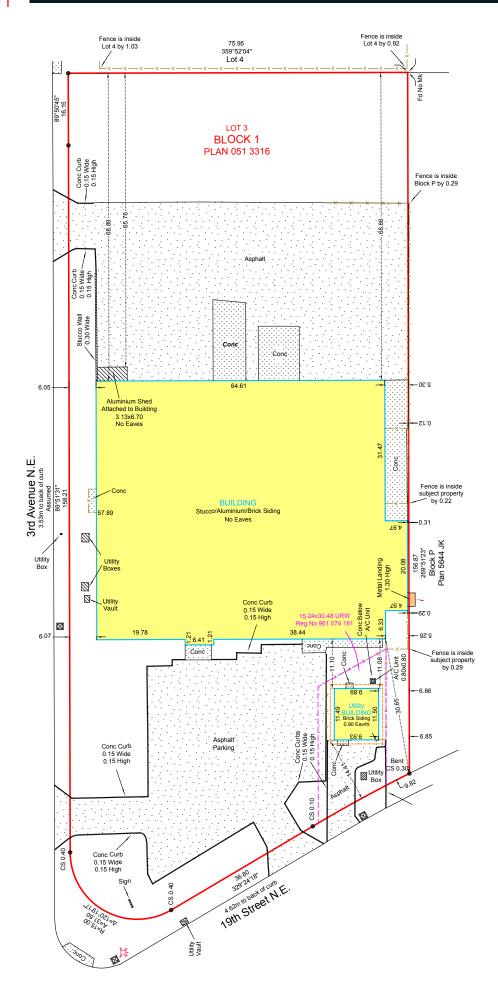








#### Site Plan





### Site Map



#### Drive Times



Deerfoot Trail (Highway 2) 2 mins. | 1.9 km



Glenmore Trail

8 mins. | 9.7 km



Trans-Canada Highway 3 mins. | 1.5 km



Calgary Int. Airport 12 mins. | 15.1 km



Stoney Trail (Ring Road) 8 mins. | 7.7 km



Downtown Calgary 7 mins. | 5.0 km

#### Contact us for more information



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