

For Sale

2619 - 7 Avenue NE

Calgary, Alberta



Highlights

- 8,765 s.f. building with 3,616 s.f. storage building on 2.5 acres
- Rare standalone building with low site coverage in central northeast
- Quality office build out with drive in loading and separate storage building
- Fully fenced with compacted yard
- Central northeast location with immediate access to Barlow Trail North and quick access to major northeast thoroughfares

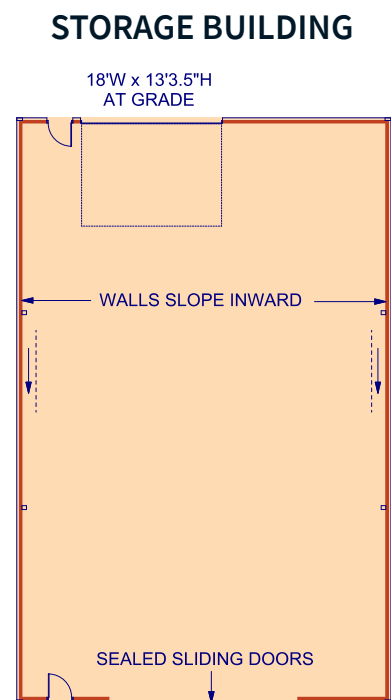
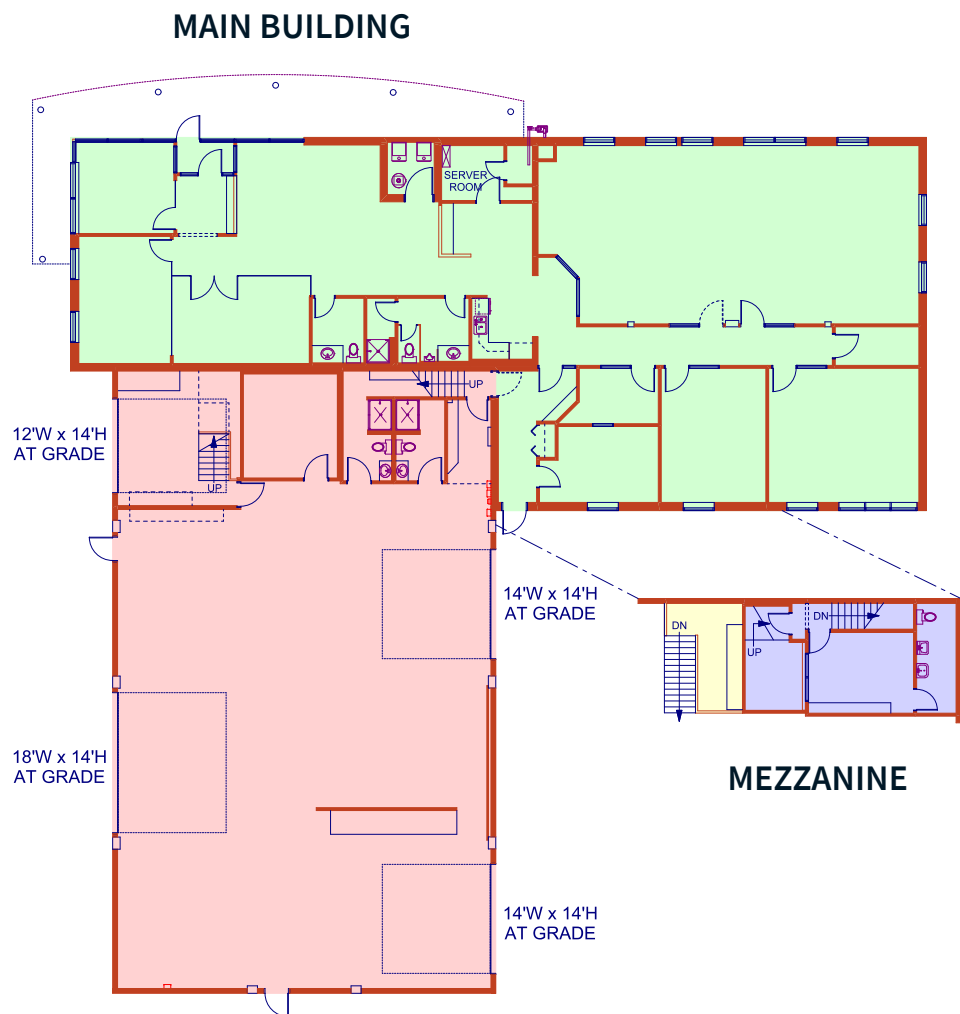
Overview



Property Details

District	Meridian		
Zoning	I-G (Industrial General)	Features	• Make-up air • Functional office layout • Potential to demise yard area • LED lighting
Site Area	2.5 acres		
Size	Main Building: Office Area ± 4,302 s.f. Workshop ± 3,937 s.f. Finished Mezzanine ± 419 s.f. Main Building Total: ± 8,658 s.f. Storage Building: ± 3,616 s.f. Combined Total: ± 12,274 s.f.	Loading	Main Building: 1 - (12' x 14') drive-in 2 - (14' x 14') drive-in 1 - (18' x 14') drive-in Storage Building: 1 - (18' x 13') drive-in
		Power	400 amps @ 240 volts
		Property Taxes	\$76,836.67
Clear Height	Main Building: 21' Storage Building: 15' (Sloped)	Sale Price	Market

Floor Plan



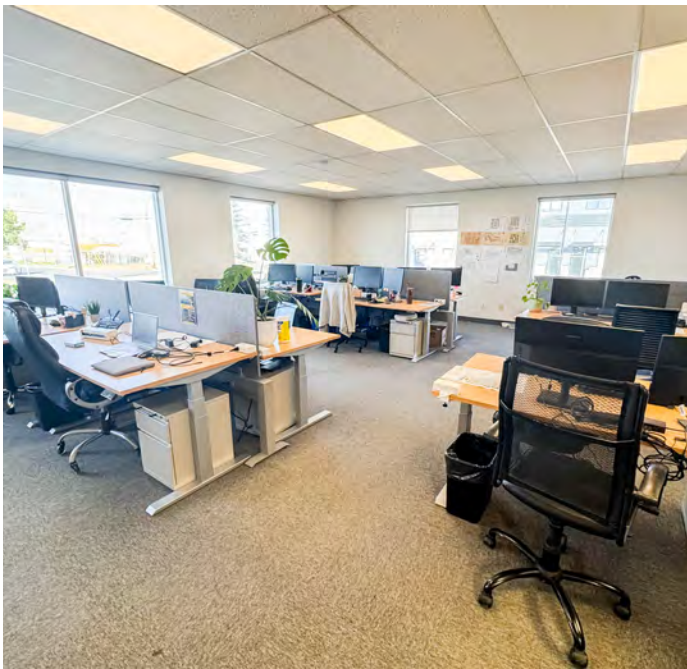
-  **Main Floor Office Area:** ± 4,302 s.f.
 -  **Main Floor Warehouse:** ± 3,937 s.f.
 -  **Second Floor Office Area:** ± 419 s.f.
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- Main Building Total Rentable Area:** ± 8,765 s.f.
-  ***Storage Building:** ± 3,616 s.f.
 -  **Bonus Mezzanine Storage Area:** ± 107 s.f.

*UNDER THIS STANDARD, "RENTABLE AREA" IS DEFINED AS AREA COVERED BY A PERMANENT ROOF AND MAKES NO DISTINCTION BETWEEN SLOPED WALLS AND ROOF SYSTEMS. AS SUCH, THE SLOPED EASTERN AND WESTERN EXTERIOR WALLS WERE DEEMED TO FUNCTION AS A PERMANENT ROOF AND AREAS WERE CALCULATED AS SUCH.

Site Photos



Interior Photos



Site Map



Drive Times



Deerfoot Trail (Highway 2) **4 mins. | 3.5 km**



Glenmore Trail **10 mins. | 10.7 km**



Stoney Trail (Ring Road) **6 mins. | 6.7 km**



Calgary Int. Airport **12 mins. | 13.8 km**



Trans-Canada Highway **2 mins. | 1.3 km**



Downtown Calgary **10 mins. | 6.8 km**

Contact us for more information

 **JLL** SEE A BRIGHTER WAY

Ryan Haney

Lead Broker

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

Marshall Toner

Lead Broker

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

jll.ca