

For Sale

1301 - 34 Avenue SE, Calgary, AB

4,780 SF on 0.43 acres



Highlights

- Rare, free-standing, centrally-located warehouse with cross docking capability on 0.43 acres
- Additional bonus mezzanine office
- Yard storage space
- High loading ratio with six (6) dock doors
- Immediate access to Blackfoot Trail and Ogden Road SE
- Only a ten minute drive to Downtown Calgary



Property Details

District	Bonnybrook
-----------------	------------

Clear Height	16' - 19' (Sloped)
---------------------	--------------------

Zoning	I-G (Industrial General)
---------------	--------------------------

Loading	6 - (8' x 8') dock doors
----------------	--------------------------

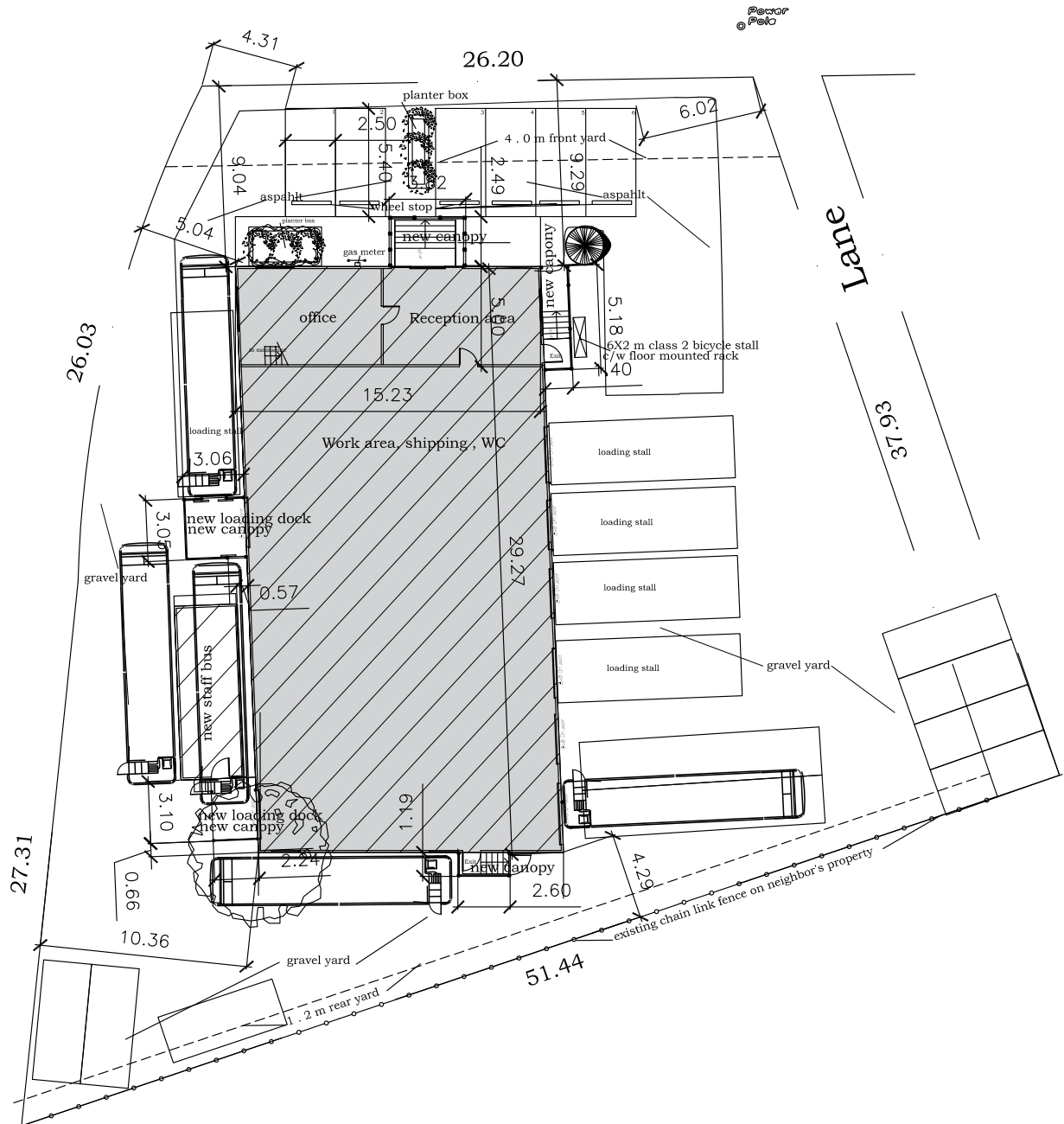
Site Area	0.43 acres
------------------	------------

Power	200 amps (TBV)
--------------	----------------

Size	Office Area	820 s.f.
	Warehouse	3,960 s.f.
	Total:	4,780 s.f.

Sale Price	Market
-------------------	--------

Site Plan



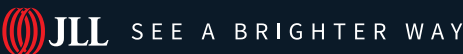
Site Map



Drive Times

	Deerfoot Trail (Highway 2)	5 mins. 3.1 km		Glenmore Trail	7 mins. 4.4 km
	Blackfoot Trail	3 mins. 850 m		Calgary Int. Airport	16 mins. 18.7 km
	Stoney Trail (Ring Road)	14 mins. 10.2 km		Downtown Calgary	12 mins. 4.8 km

Contact us for more information



Carey Koroluk <i>Lead Broker</i> Vice President +1 403 456 2346 carey.koroluk@jll.com	Troy Robinson <i>Lead Broker</i> Associate +1 403 670 7353 troy.robinson@jll.com	Marshall Toner EVP, National Industrial +1 403 456 2214 marshall.toner@jll.com	Ryan Haney Executive Vice President +1 403 456 2221 ryan.haney@jll.com	Chris Saunders Executive Vice President +1 403 456 2218 chris.saunders@jll.com	Austin Smith Vice President +1 403 456 2197 austin.smith@jll.com	jll.ca
--	---	--	--	--	--	--------