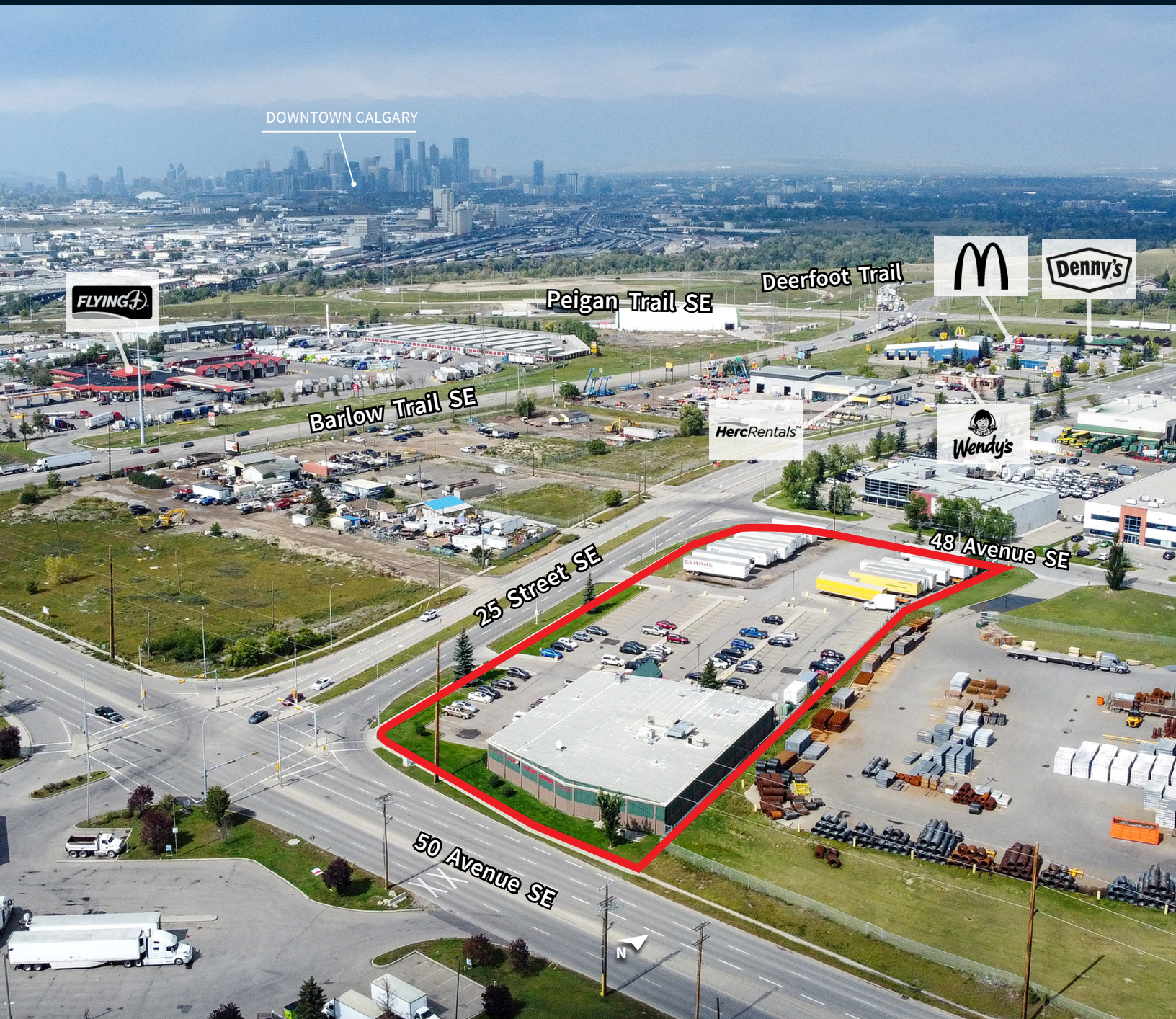
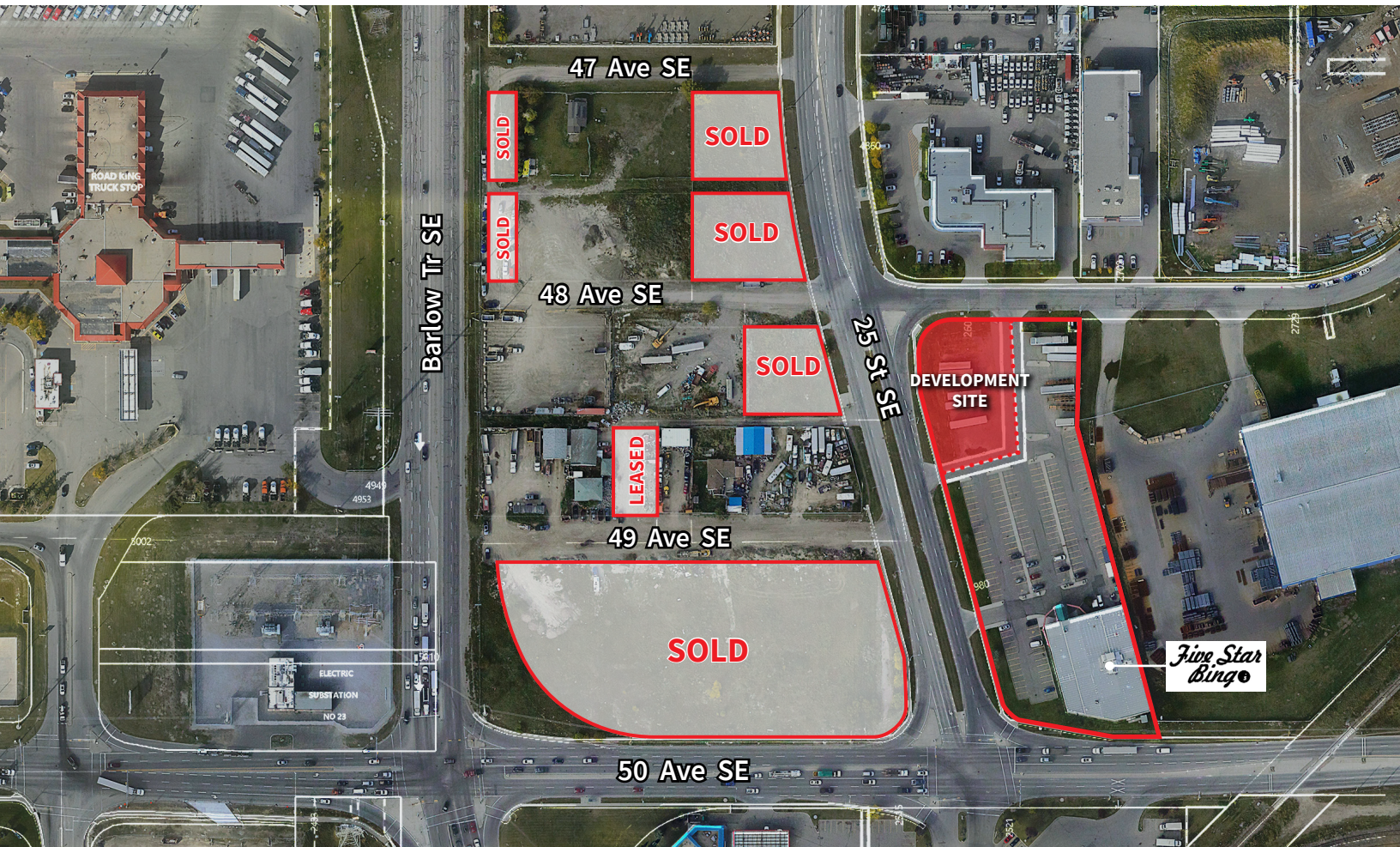


For sale

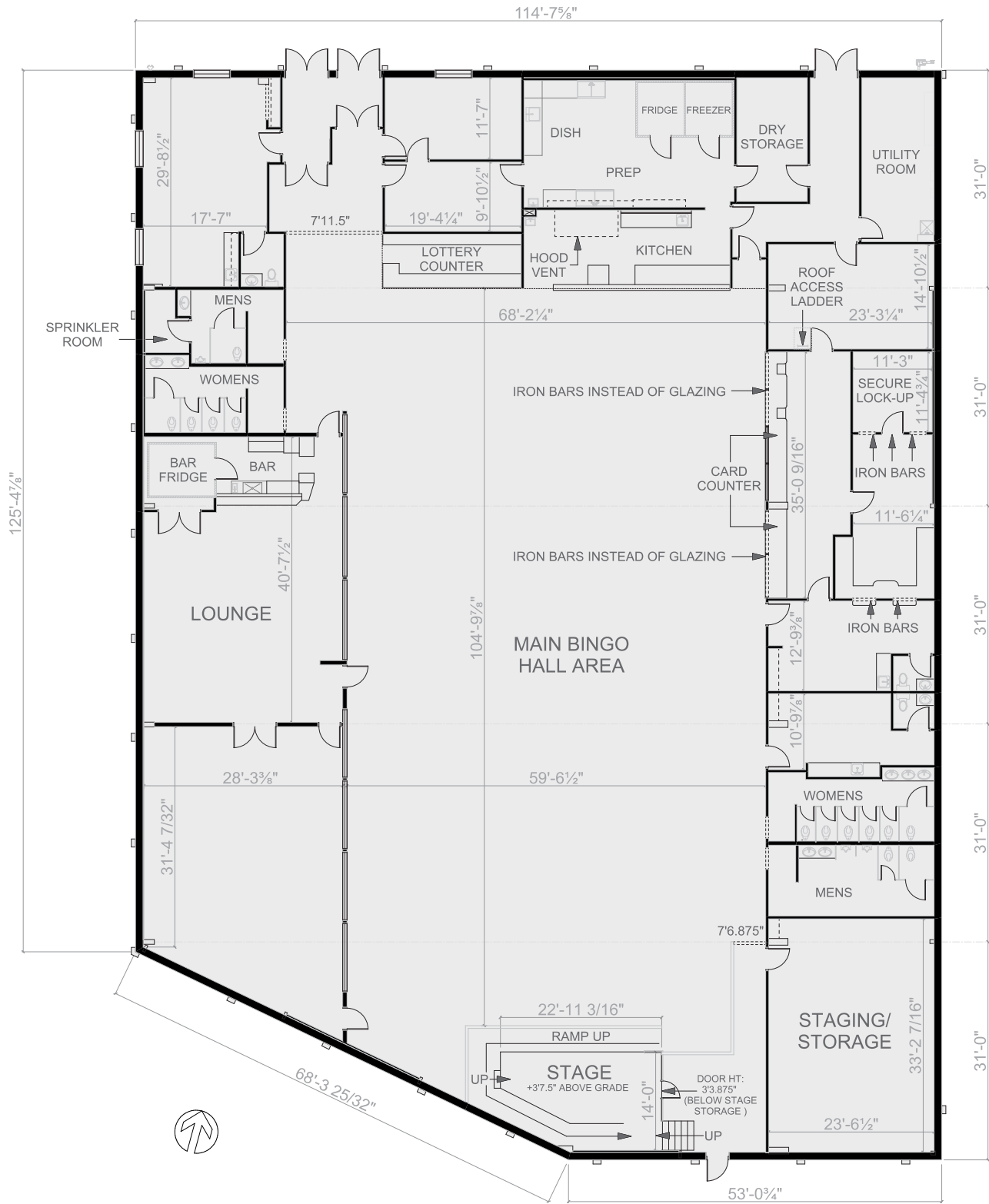
Investment Property
With Development Land





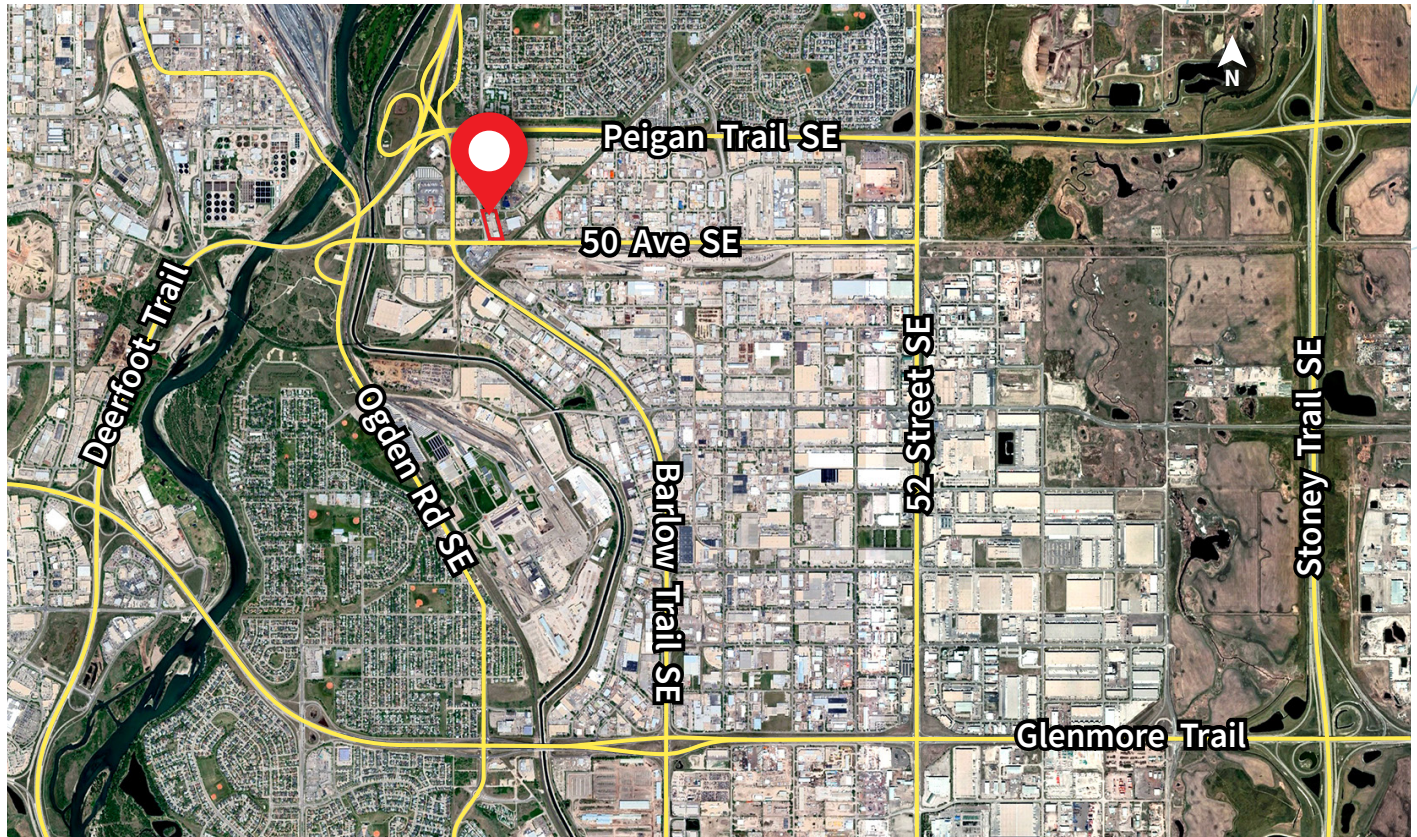
District	Valleyfield	Ceiling Height	20' - 22' clear
Zoning	I-G (Industrial General)	Power	400 amps (TBV)
Year Built	2000	Improvements	<ul style="list-style-type: none"> Fully operational kitchen Licensed lounge 50th Ave SE exposure All entrances constructed Site fully landscaped
Building Size	16,857 s.f.	Tenant Term Expiry	May 31, 2030
Site Size	2.9 acres	Sale Price	\$ 4,850,000
Titles	0012545;1;11 0012545;1;12		

*Financial and lease information available upon execution of CA









Property Highlights

- Unique development opportunity
- Holding income with 23 year operating history
- Functional building design
- No building commitment or architectural guidelines
- Full services available

Drive Times (Approximate)

- Peigan Trail - 2 min
- Deerfoot Trail - 3 min
- Glenmore Trail - 5 min
- Downtown Calgary - 10 min
- Calgary Int'l Airport - 18 min

Contact us for more information

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