

PRICE REDUCED



Office / Warehouse with Deerfoot Trail Exposure

Property Facts

District	Douglasdale Business Park
Legal Description	Plan 0112804, Block 21, Lot 23
Zoning	I-G (Industrial General)
Site Size	1.35 acres
Power	TBV
Ceiling Height	20' Clear
Year Built	2001
Parking	30 Stalls (approx.)
Traffic Count	134,000 vehicles per day

Sale Particulars

Total Building Size	19,942 SF
Office Area	± 10,842 SF
Warehouse Area	± 9,100 SF
Loading	2 (12' x 16") Drive-in doors
Sale Price	\$4,750,000
Property Taxes	\$76,551.39 (2018)
Available	Immediately

Brent Johannesen
Vice President
Industrial Sales & Leasing
403 261 1116
brent.johannesen@cushwake.com

Jordan LeBlanc
Associate
Industrial Sales & Leasing
403 261 1166
jordan.leblanc@cushwake.com

Cushman & Wakefield ULC
Suncor Energy Centre
111 - 5th Avenue SW, Suite 1730
Calgary, AB T2P 3Y6
www.cushmanwakefield.com



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FOR SALE

3582 – 118th Avenue SE

Calgary, AB



Improvements

The 19,942 square foot building was constructed in 2001 with steel frame and coloured concrete block exterior. There is approximately 10,842 square feet of office over two floors and 9,100 square feet of shop area with 20' clear ceiling height and two oversized drive-in loading doors.

Site

The large paved site is 1.35 acres, mostly rectangular with an extended area at the corner. There is 233 feet of frontage onto 35th Street SE and 280 feet of frontage onto 118th Avenue SE. Parking is provided for approximately 30 vehicles and the site coverage ratio is only 25%.

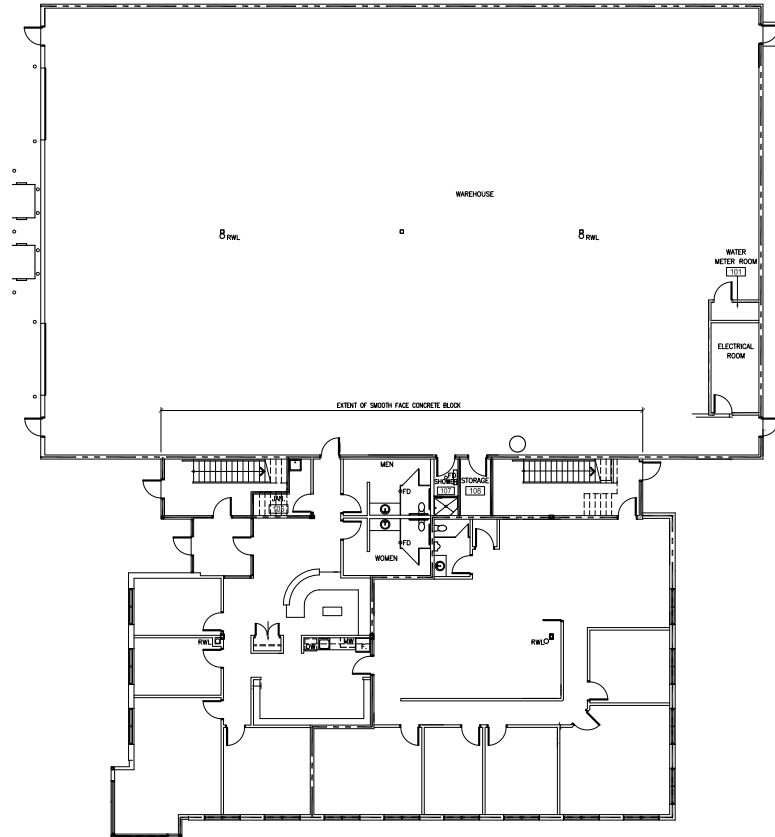
Location

The Property is located in Douglasdale Business Park, at the NW corner of 118th Avenue SE and 35th Street SE, close to the intersection of Deerfoot Trail and Barlow Trail SE. The Property has excellent exposure to over 134,000 vehicles per day via Deerfoot Trail and is easily accessed from 114th Avenue SE.

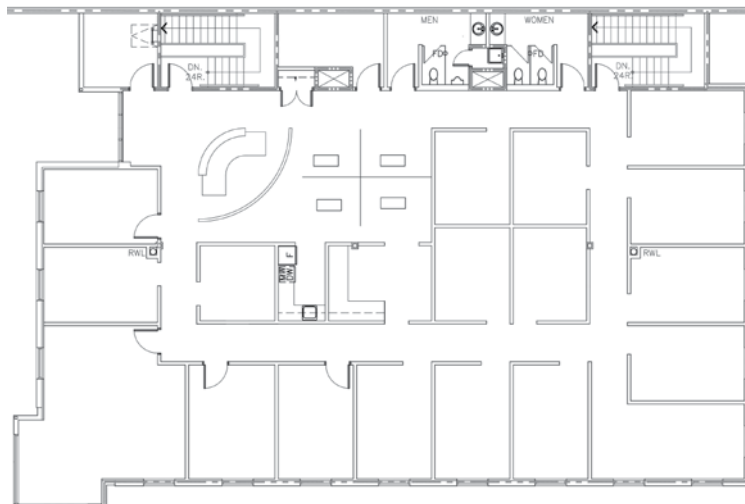
Douglasdale has a unique and diverse mix of industrial, office and commercial uses. Historically, the area outperforms the rest of the market. Neighbours in the park include South Pointe Toyota Scion, Deerfoot Casino, Tundra Process Solutions, Jayman and Jack Carter.



Main Floor Plan



Second Floor Plan



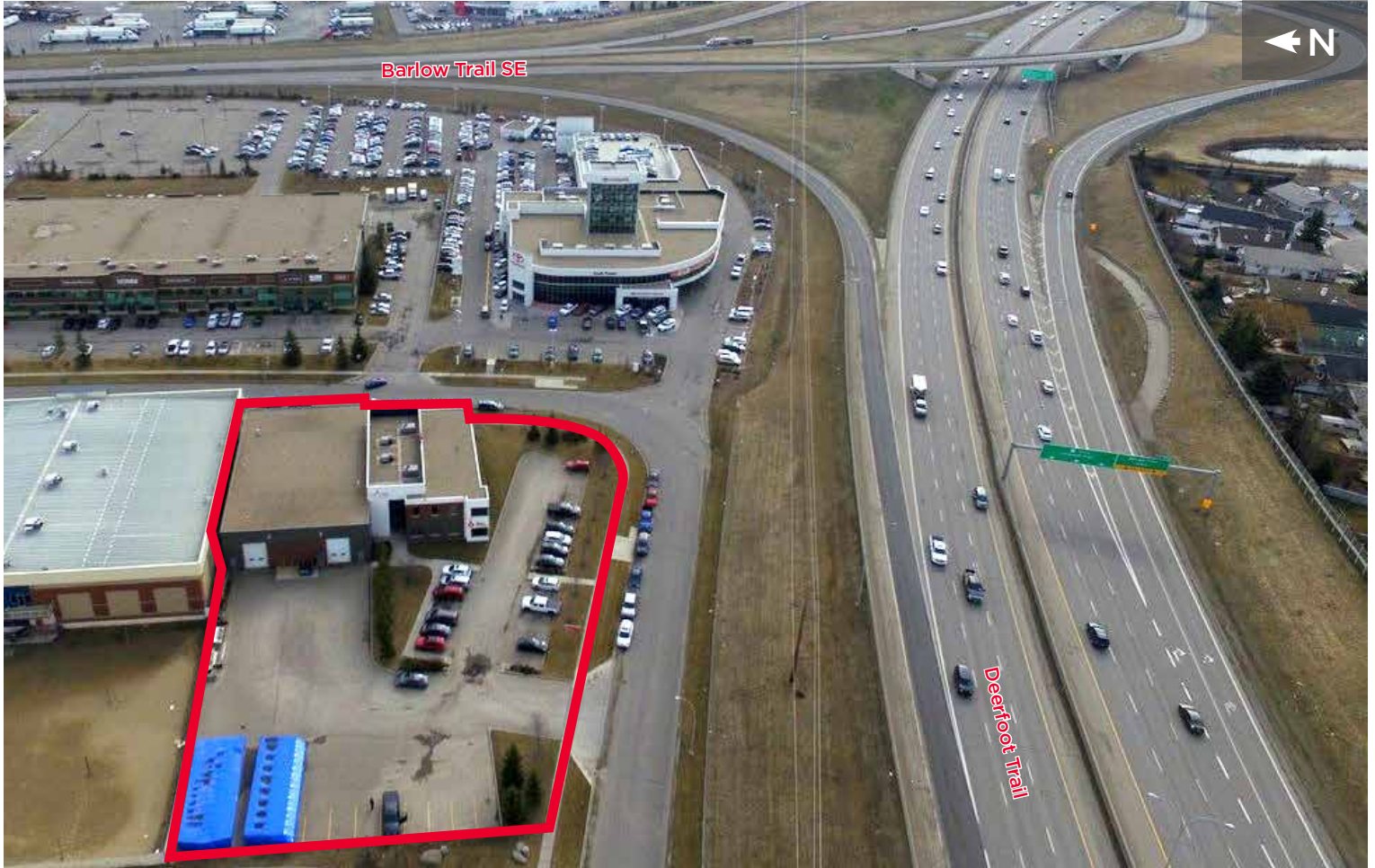


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Map

