

FOR SALE / LEASE

2475 Pegasus Road NE



Property Highlights

34,849 Square Feet (Approx.)

- Freestanding building on 1.47 Acres
- Includes showroom, retail area, warehouse, mezzanine storage, lounge area
- Easy access to Deerfoot Trail, Barlow Trail and McKnight Blvd.
- 10 offices and 6 washrooms
- Radiant Heat, T5 lighting, SUMP, sprinklered

Property Description

DISTRICT:	Pegasus
ZONING:	I-C (Industrial Commercial)
CONSTRUCTION:	Concrete Block - Existing building Metal panel - Addition building
LOADING:	1 Drive-in – 14' X 12' and 3 Drive-in – 12' X 12' 2 Dock 8' X 10'
CEILING HEIGHT:	Original building - 16' Building Addition - 15' (under mezzanine); 26' - warehouse
LEASE RATE:	\$9.00
OPERATING COST:	TBV

For information and options on this property contact:

D.C. (Sid) Smith

403-680-1767

sid@calgaryindustrialrealestate.com

Philip Ma

403-589-9838

pma@adventcommercial.com

Mark Bizek

403-615-5725

mbizek@adventcommercial.com

Advent Commercial
Real Estate Group
833 34th Avenue SE
Calgary, Alberta T2G 4Y9
T. 403-984-9800
F. 403-984-9810

ADVENT
COMMERCIAL

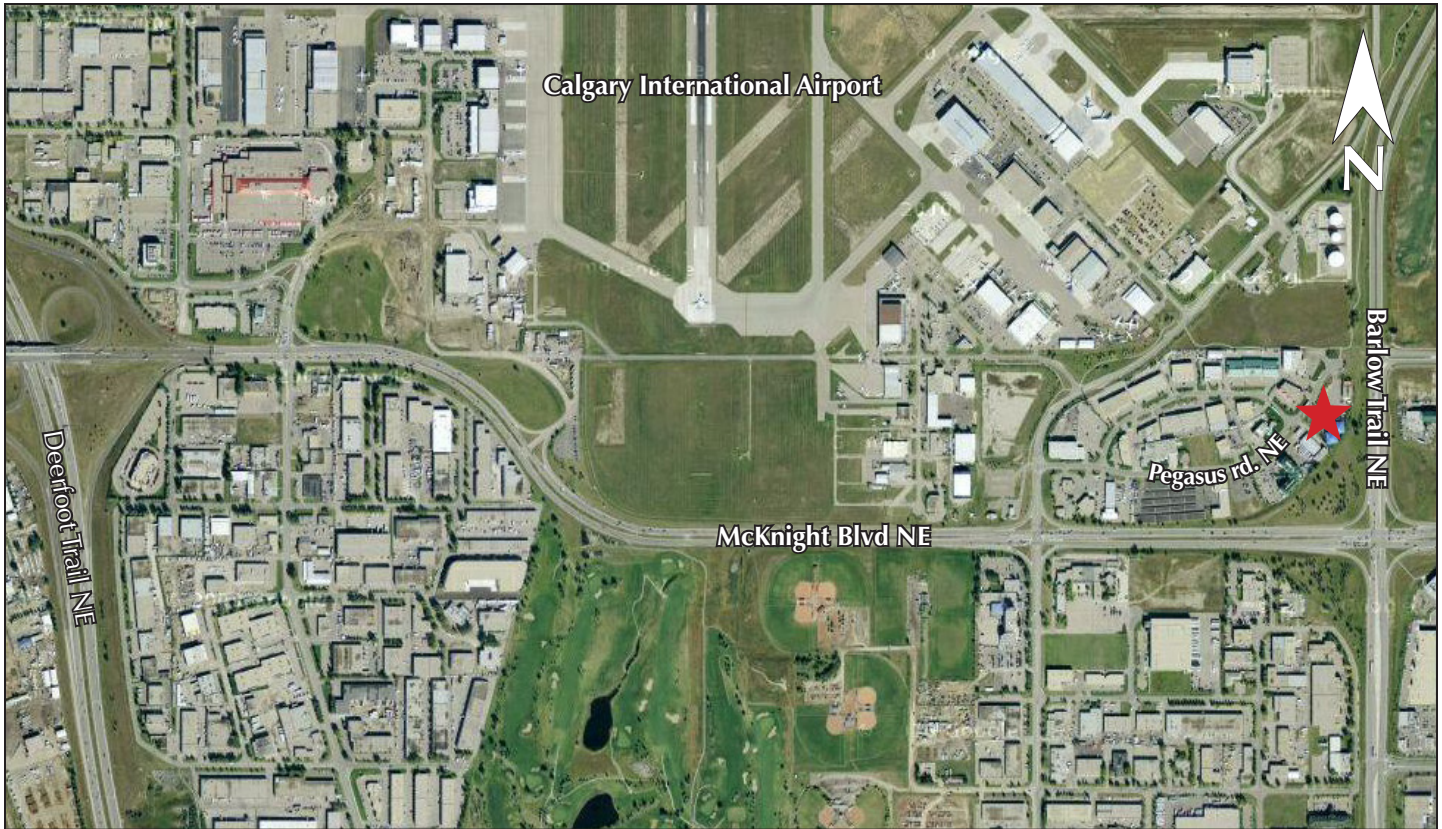
REAL ESTATE GROUP

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Advent Commercial deems reliable, however, Advent Commercial assumes no responsibility for the degree of accuracy of such information, nor does Advent Commercial represent or warrant the information contained herein. Recipients hereof should conduct their own investigations to determine the accuracy of information contained herein. The information contained herein is subject to change without notice.

FOR SALE / LEASE

2475 Pegasus Road NE

Aerial Map



Building Areas - Original Building

Main Floor Showroom / Offices	5,855 sq. ft.
Main Floor Retail/ Parts/ Staff	997 sq. ft.
Mezzanine Storage	997 sq. ft.
Total	7,849 sq. ft.

Building Areas - Building Addition

Main Floor Shop / Warehouse	13,481 sq. ft.
Main Floor Retail/ Parts/ Staff	4,000 sq. ft.
Second Floor Office/ Lounge	3,000 sq. ft.
Mezzanine Storage	6,519 sq. ft.
Total	27,000 sq. ft.
Total Building	34,849 sq. ft.



For information and options on this property contact:

D.C. (Sid) Smith

403-680-1767

Philip Ma

403-589-9838

Mark Bizek

403-615-5725

ADVENT
COMMERCIAL

REAL ESTATE GROUP

833 34th Avenue SE

Calgary, Alberta T2G 4Y9

Phone: 403-984-9800

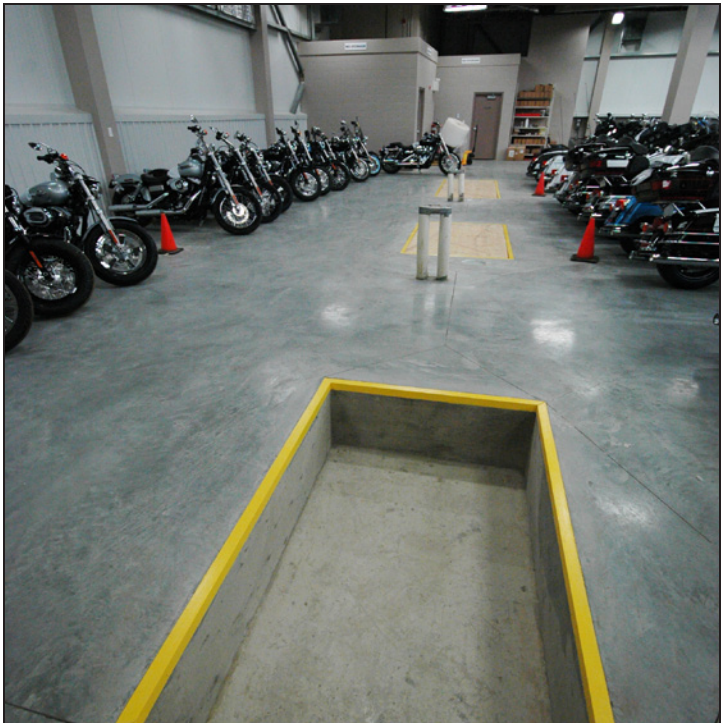
Fax: 403-984-9810

www.adventcommercial.com

FOR SALE / LEASE

2475 Pegasus Road NE

Photos



For information and options on this property contact:

D.C. (Sid) Smith

403-680-1767

Philip Ma

403-589-9838

Mark Bizek

403-615-5725

ADVENT
COMMERCIAL

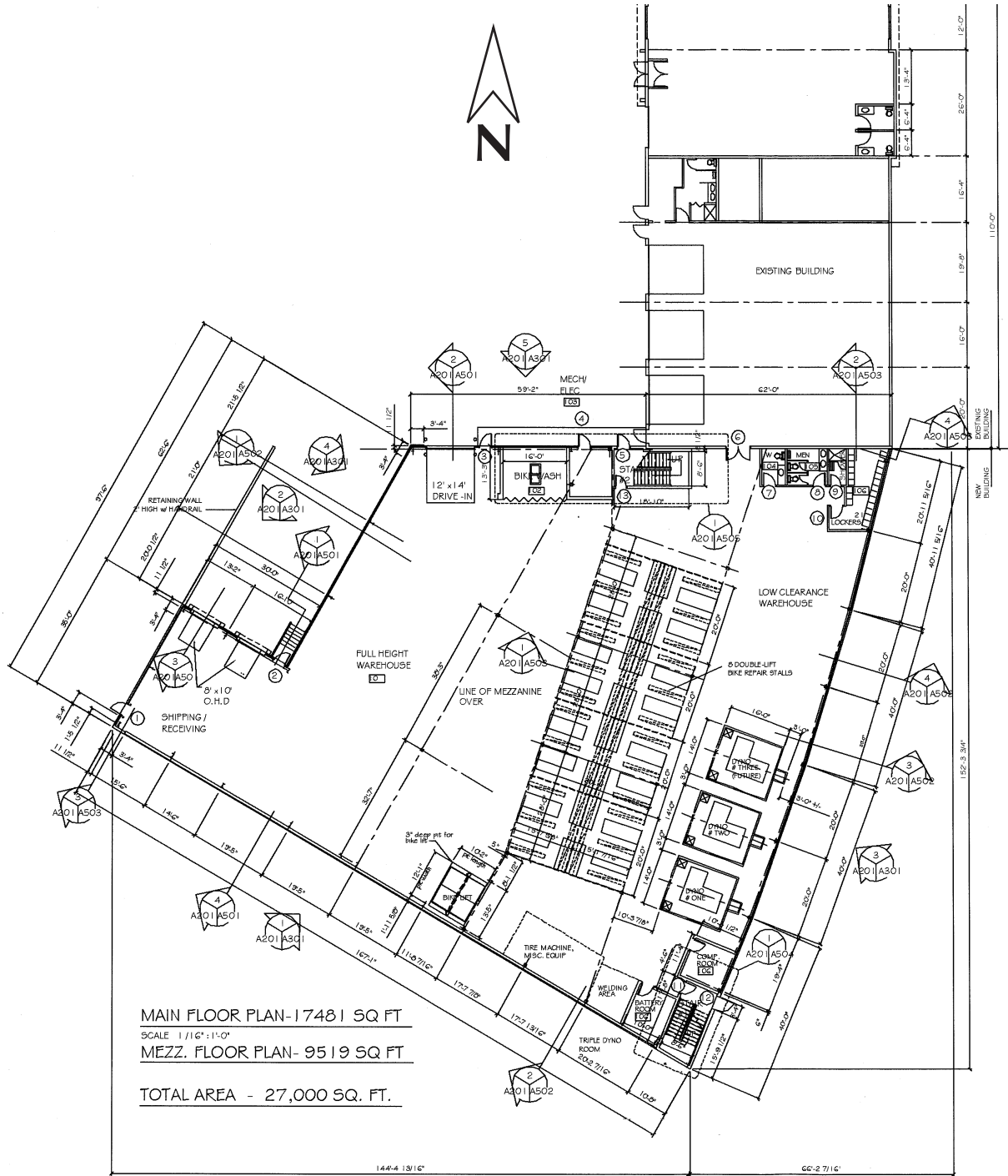
REAL ESTATE GROUP

833 34th Avenue SE
Calgary, Alberta T2G 4Y9
Phone: 403-984-9800
Fax: 403-984-9810
www.adventcommercial.com

FOR SALE / LEASE

2475 Pegasus Road NE

Building Plan



For information and options on this property contact:

D.C. (Sid) Smith

403-680-1767

Philip Ma

403-589-9838

Mark Bizek

403-615-5725

ADVENT
COMMERCIAL

REAL ESTATE GROUP

833 34th Avenue SE

Calgary, Alberta T2G 4Y9

Phone: 403-984-9800

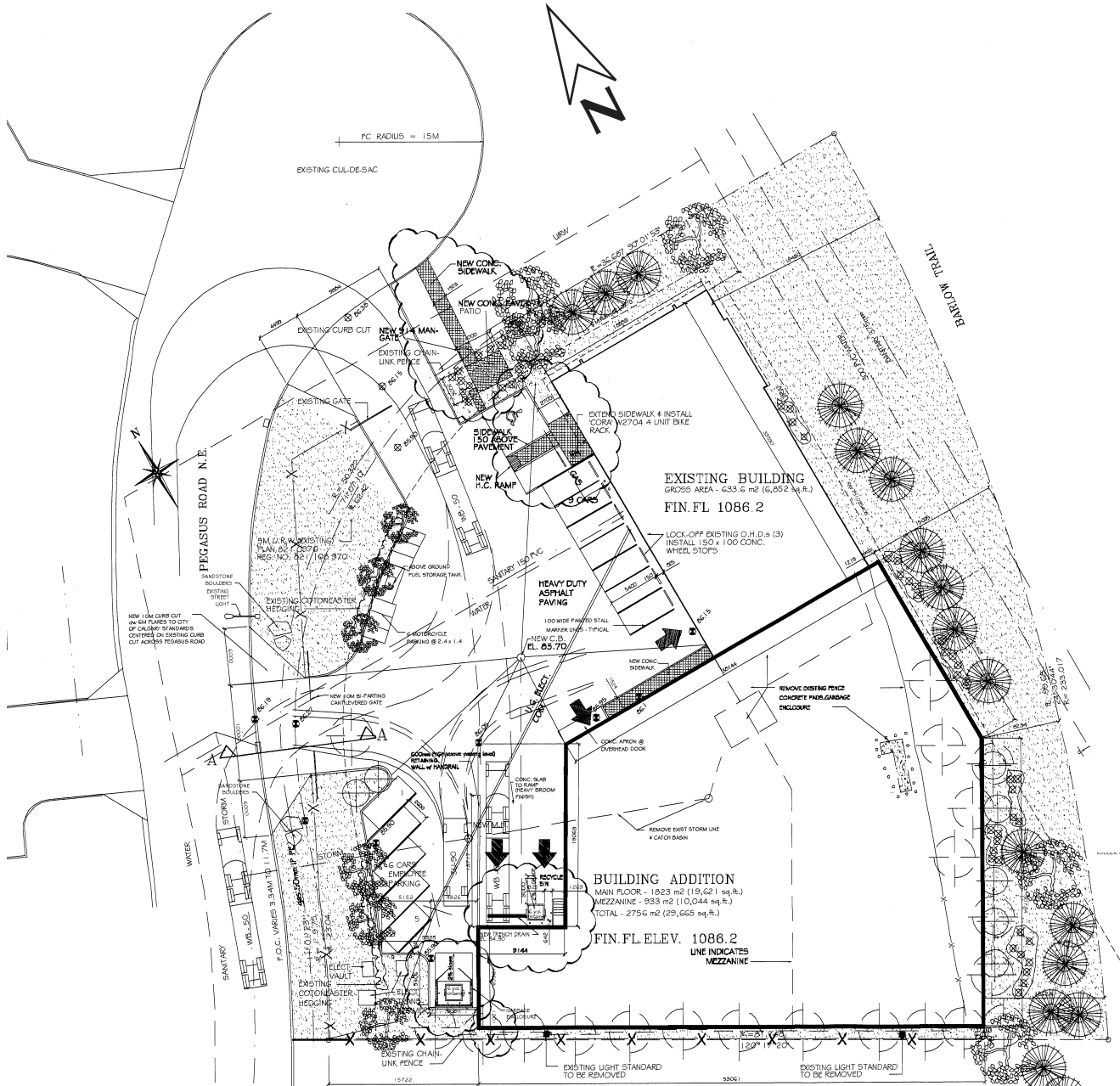
Fax: 403-984-9810

www.adventcommercial.com

FOR SALE / LEASE

2475 Pegasus Road NE

Site Plan



For information and options on this property contact:

D.C. (Sid) Smith

403-680-1767

Philip Ma

403-589-9838

Mark Bizek

403-615-5725

ADVENT
COMMERCIAL

REAL ESTATE GROUP

833 34th Avenue SE

Calgary, Alberta T2G 4Y9

Phone: 403-984-9800

Fax: 403-984-9810

www.adventcommercial.com