

FOR SALE

2880 107th Avenue SE

57,178 Square Feet



Property Description

57,178 Square Feet

- Quality brick construction
- Front loading distribution building, located near many services and amenities
- Great access to Barlow Trail and Deerfoot Trail
- Existing development permit allows for building to split in four condo title units

For information and options on this property contact:

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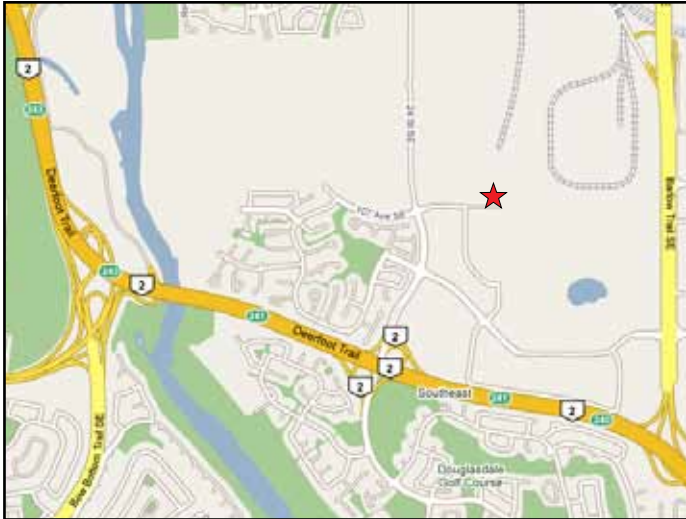
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Location Map



Existing Development Permit allows for four condo units as follows, more or less:

Bay 1: 12,747 sq.ft +/-

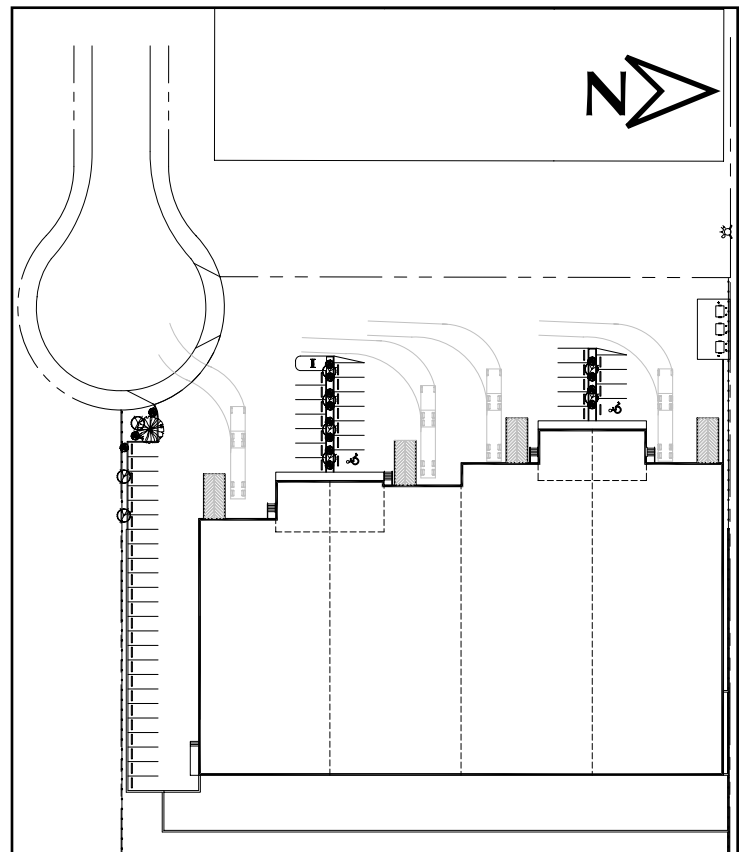
Bay 2: 13,961 sq.ft.+/-

Bay 3: 15,235 sq.ft.+/-

Bay 4: 15,235 sq.ft.+/-

(Pricing shown herein subject to change for sale of individual condo units)

Site Plan



Property Details

- Site Area: 2.90 Acres
- Building Size: 57,178 sq.ft.
- District: Douglasglen
- Zoning: I - G
- Legal: Plan 0210852; Block 8; Lot 10
- Ceiling Height: 28'
- Loading: 12 Docks (ramped drive in loading available)
- Power: To be determined
- Sale Price: \$8,950,000 (\$157 psf)

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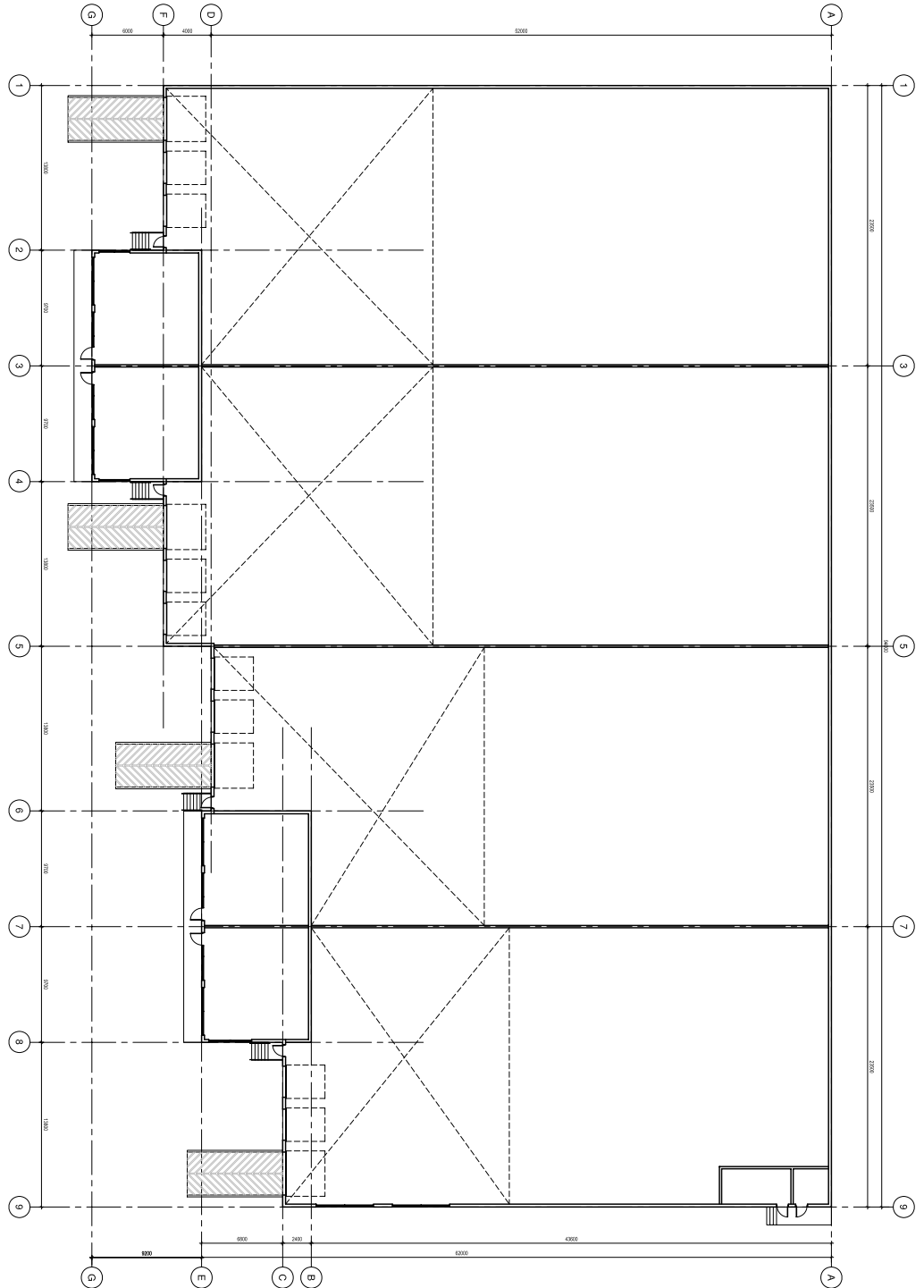
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Floor Plan



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