



**10,120 sf**

Building

**2 acres**

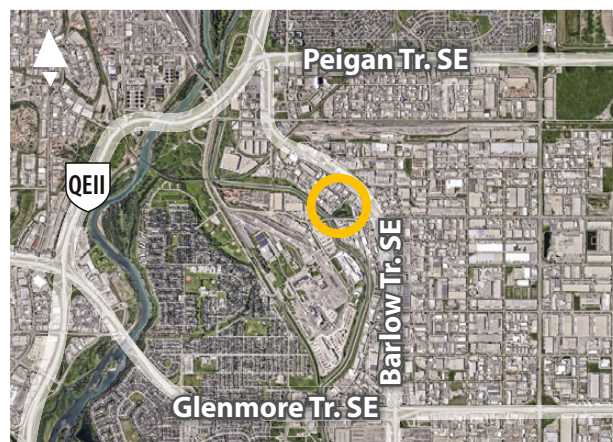
Land

## SERVICE SHOP/WAREHOUSE WITH YARD FOR SALE

3348 58th Avenue SE, Calgary



Approved for an Automotive Salvage Yard



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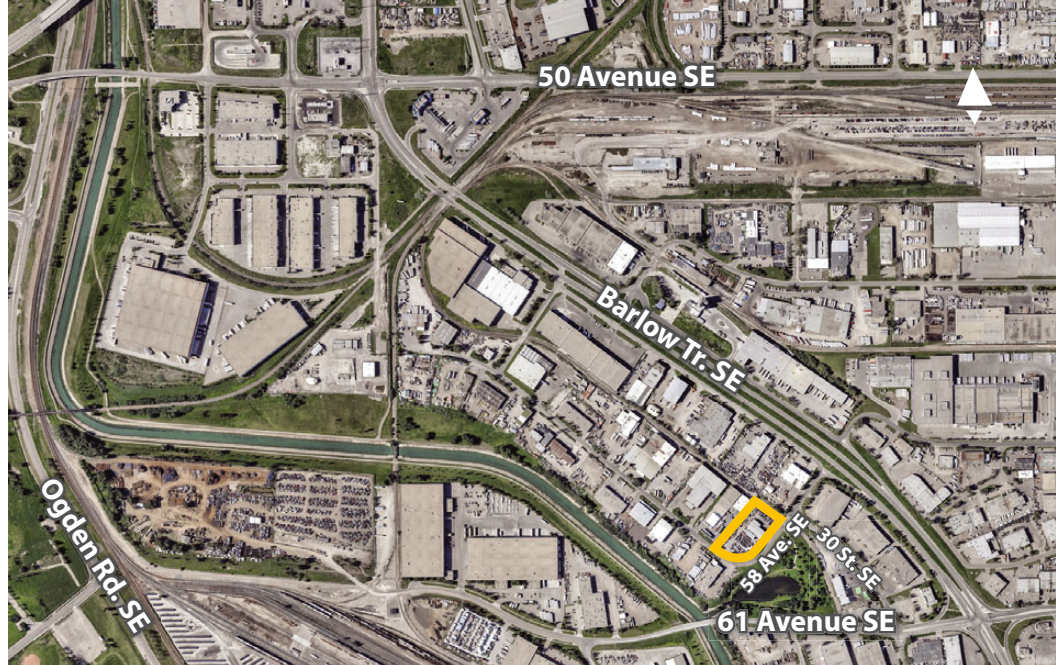
LOCAL EXPERTISE MATTERS

CELEBRATING

**50** YEARS

1973-2023

- » Approved for an Automotive Salvage Yard
- » Property is fully fenced.
- » Yard areas are heavily compacted with approx. 19,000 sq. ft. of paving area, and 15,000 sq. ft. of concrete pad (former building foundation).
- » 60' clear span in main shop.
- » Trench drain in wash bay.
- » Makeup air (CFM TBV).
- » Property is self-managed.



## PROPERTY INFORMATION

### ADDRESS:

3348 58th Avenue SE, Calgary

### DISTRICT: Foothills Industrial Park

### LEGAL DESCRIPTION:

Plan 2007JK, Block 8, Lot 10

### ZONING: I-G (Industrial General)

### BUILDING AREA:

Warehouse: 7,200 sq. ft.

Wash Bay: 1,800 sq. ft.

Parts Storage: 1,120 sq. ft.

**TOTAL: 10,120 sq. ft.**

### LOADING:

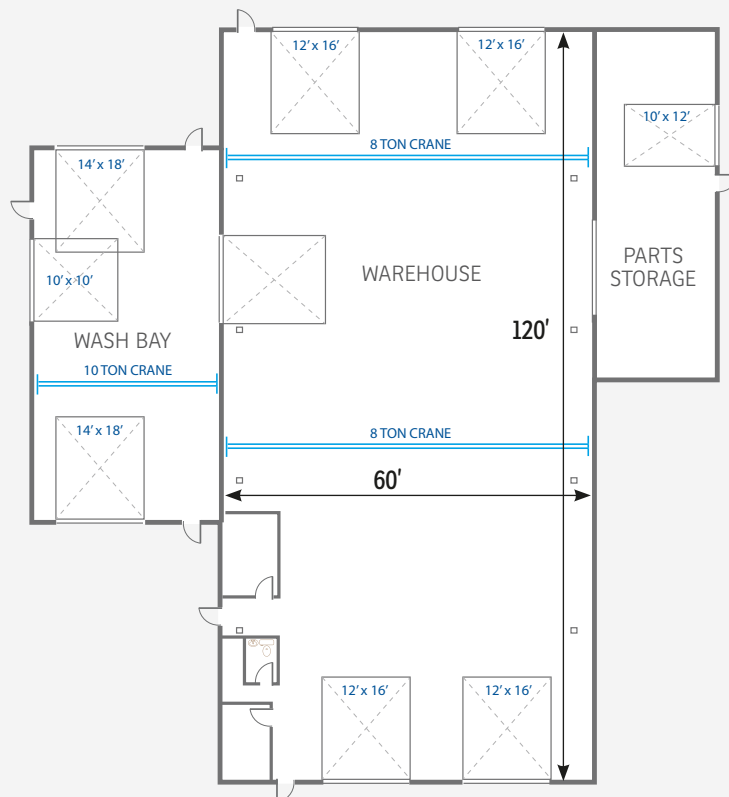
- » 4 (12' x 16') (2 120' drive-through bays)
- » 2 (14' x 18') (1 drive-through wash bay)

### CEILING HEIGHT: 19' - 24'

### POWER: 1,200A; 480V (TBV)

### CRANES:

- » 1 x 10 ton
- » 2 x 8 ton



## SALE INFORMATION

### AVAILABILITY: 60-day notice (TBV)

### PROPERTY TAXES: \$55,408 (2023)

### ASKING PRICE: \$3,950,000





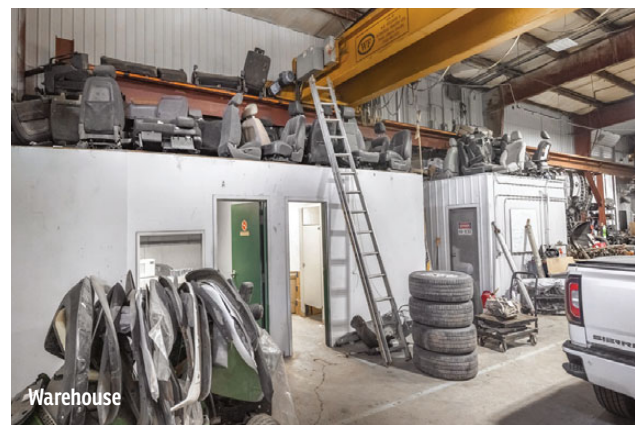
Warehouse



Warehouse



Warehouse



Warehouse

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