

±4,260 sf

Unit 18



## WAREHOUSE/OFFICE IN GREAT PLAINS FOR SALE

Unit 18, 6420 79th Avenue SE, Calgary



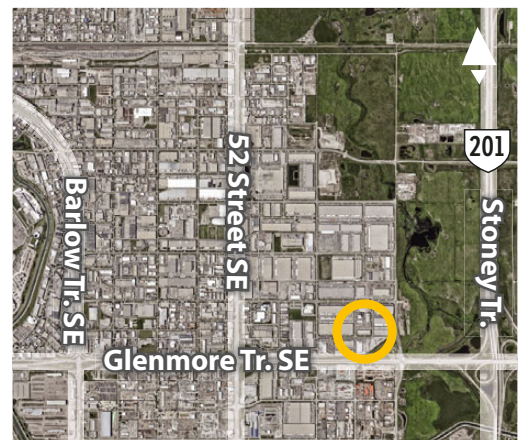
1 (12'x16') drive-in



200A; 120/208V power



24' Ceiling height



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LOCAL EXPERTISE MATTERS

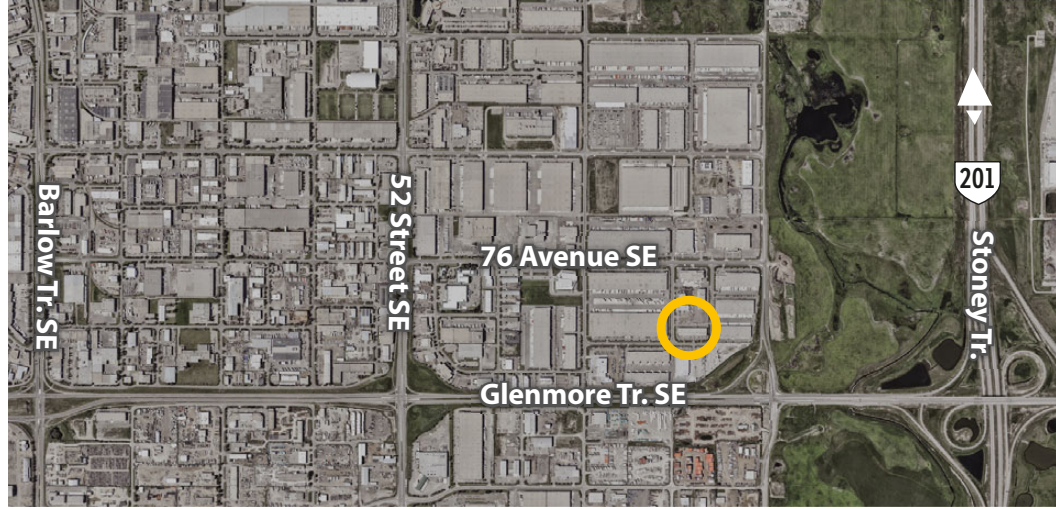


CELEBRATING

50 YEARS

1973-2023

- » 'A' Class constructed in 2015
- » Close proximity to Glenmore Trail and Stoney Trail.
- » LED light fixtures.



## PROPERTY INFORMATION

ADDRESS: Unit 18, 6420 79th Avenue SE

LEGAL: Condo Plan 1412265, Unit 9

DISTRICT: Great Plains Industrial Park

ZONING: I-G (Industrial General)

YEAR BUILT: 2015

PROPERTY AREA:

BAY 18 – WAREHOUSE/OFFICE:

Office (Main fl): ± 825 sq. ft.

Warehouse: ± 2,586 sq. ft.

2nd Level: ± 849 sq. ft.

TOTAL: ± 4,260 sq. ft.

LOADING: 1 (12'x16') drive-in

CEILING HEIGHT: 24' (TBV)

POWER: 200A; 120/208V, 3 Ph (TBV)

HEATING:

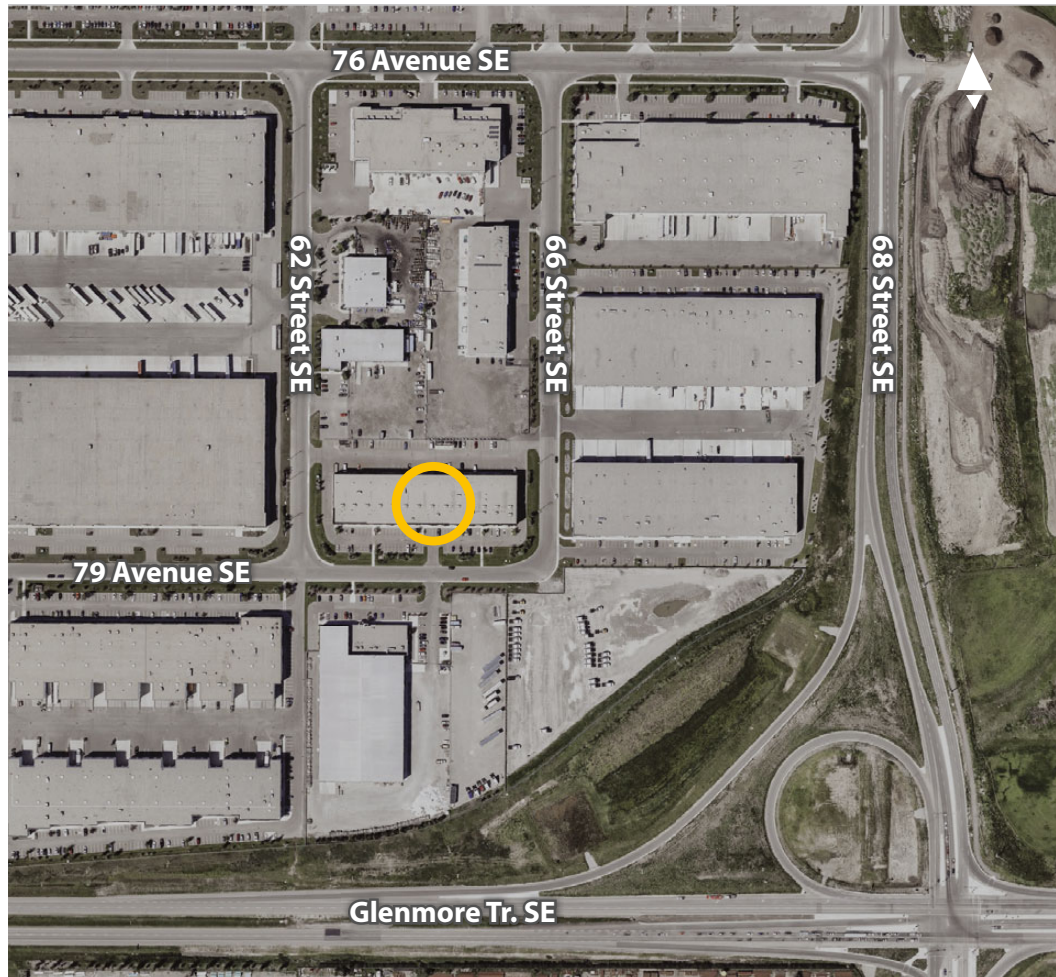
» Rooftop HVAC unit

» 1 suspended gas fired unit heater

LIGHTING: T5 HO fluorescent fixtures

PARKING:

Assigned parking stalls (front and rear)



## SALE INFORMATION

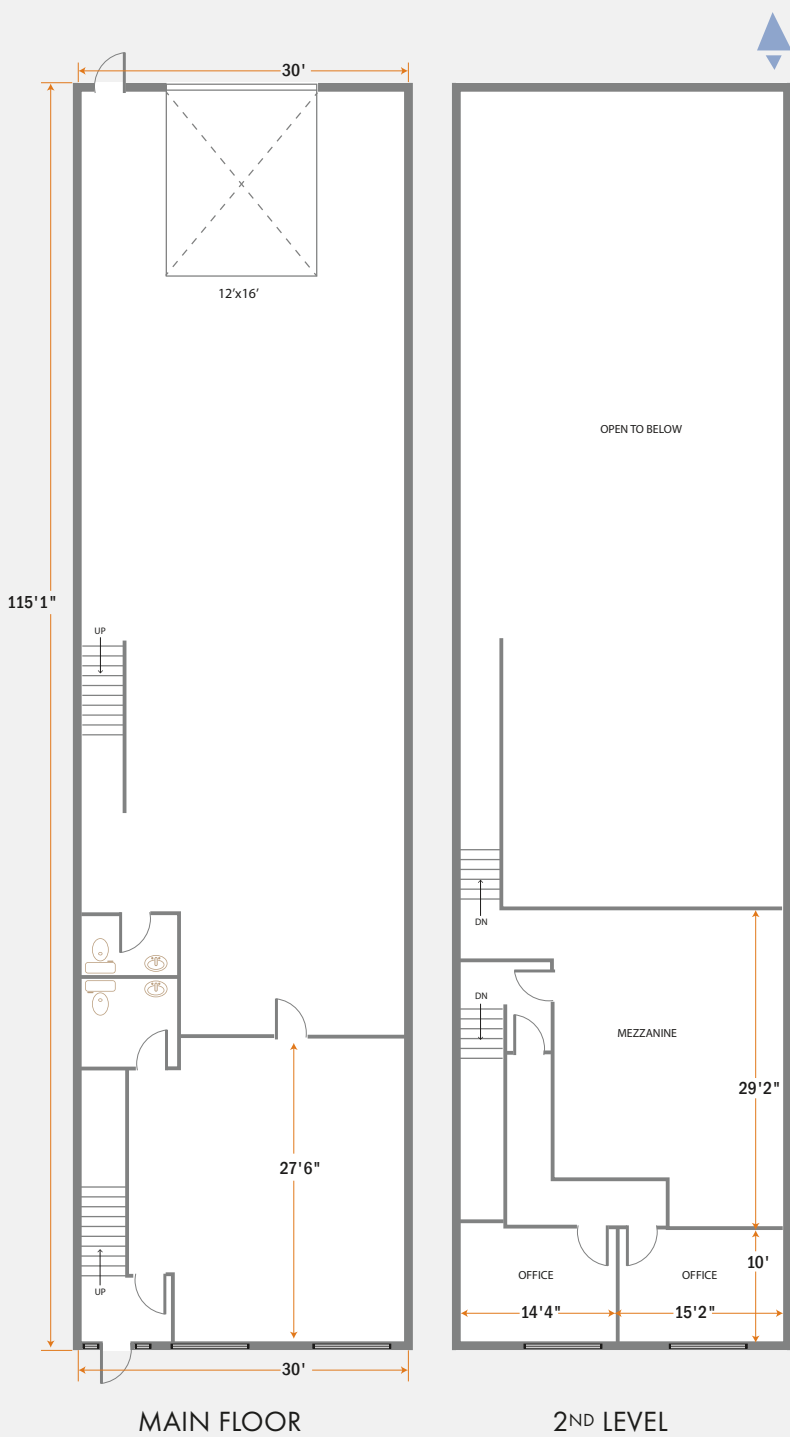
AVAILABILITY: July 1, 2024 (negotiable)

PROPERTY TAXES: \$18,553.87 (2023)

CONDO FEES: \$634.24/mo (2024)

ASKING PRICE: \$1,200,000







Main floor



2nd level



Main floor



2nd level



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LOCAL EXPERTISE MATTERS

