

**FOR
SALE**

(also available
for lease)

3007 - 57 AVENUE SE

CALGARY, AB

**ATTENTION OWNER USERS & INVESTORS
FABRICATION/WAREHOUSE/OFFICE
OVERHEAD BRIDGE CRANE AVAILABLE**



Price **\$115/sq.ft** **\$4,200,000**
Vendor Financing Available To Qualified Purchaser's
Own for as little as \$9.05/sqft/year with \$400,000 down payment

*see details on page 2

VACANT MULTI-TENANT BUILDING CONFIGURED AS FOLLOWS:

- A: 18,700 sq.ft. Office/Fabrication Space "A"**
- B: 10,500 sq.ft. Fabrication Space "B"**
- C: 3,457 sq.ft. Main Floor Office**
- D: 3,676 sq.ft. 2nd Floor Office**
- E: 36,435 sq.ft. TOTAL**

**Occupy "all" or a "portion",
become a landlord and lease out the remainder.**

Contact Information

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SKYCAP
COMMERCIAL REAL ESTATE LTD.

SITE DESCRIPTION

3007 - 57 AVENUE SE

CALGARY, AB

OPPORTUNITY:

Own ±36,435 sq.ft. ultra clean, manufacturing facility on 1.50 acres.

Multiple size configurations:

A:	18,700 sq.ft.	Office/Fabrication Space "A"
B:	10,500 sq.ft.	Fabrication Space "B"
C:	3,457 sq.ft.	Main Floor Office
D:	3,676 sq.ft.	2nd Floor Office
E:	36,435 sq.ft.	TOTAL

Vacant possession available immediately.

LOCATION:

Situated in Calgary's SE corridor in Foothills Industrial Park. Located on the north western edge of Foothills just west of Barlow Trail and north of 61 Avenue. Access to major transportation routes including Barlow Trail and Deerfoot Trail. Direct exposure to Barlow Trail.

MUNICIPAL/LEGAL ADDRESS:

3007 - 57 Avenue SE, Calgary, Alberta

Plan 2007JK; Block 8; North Westerly 185.7 Feet of Lot 4

SITE:

The fully paved site provides ample employee parking, secured yard area for materials storage and maneuvering heavy equipment. The yard is fully fenced with security gate access. The site backs onto a rail spur which is presently inactive. The site is professionally landscaped.

LAND USE:

I-G Industrial General (formerly I-2)

LAND AREA:

±1.50 acres combined total, 186' x 347'

PRICE:

\$4,200,000

FIRST MORTGAGE:

±\$2,800,000, First National, *must qualify to assume

Payment:

±\$17,500/mo

SECOND MORTGAGE "VENDOR TAKE BACK":

\$1,000,000 *must qualify

Payment Example @12%/annum interest only:

\$10,000/mo

TOTAL MONTHLY PAYMENT:

±\$27,500 (\$9.05/sqft/annum)

EQUITY REQUIRED:

\$400,000

AREAS A & B

3007 - 57 AVENUE SE

CALGARY, AB

AREA A: ±18,700 sq.ft.

AREA B: ±10,500 sq.ft

-Exceptionally clean condition ready for move in.

-Drive in and dock level loading.

-Fully operational air exchange system.

-Heavy power.

-Fully fenced, secure, paved storage yard.

-Ample parking.

- Direct exposure to Barlow Trail

Building Area:

AREA A:

Office: ±4,108 sq.ft.TBV

Shop: ±14,592 sq.ft.

Total: ±18,700 sq.ft.

AREA B:

Office: Flexible Options

Shop: 10,500 sq.ft

Loading Doors:

2 x Drive In (12'x12')

2 x Dock (8'x10' & 12'x12')

3 x Drive In (12'x12')

Ceiling:

Various heights between ±12' and ±18' to be verified

±21' to be verified

Power:

Ample, to be verified

Ample, to be verified

Floor:

Concrete

Concrete

Exterior Walls:

Cinder block, metal cladding

Cinder block, metal cladding

Heating:

Overhead gas fired blowers

Overhead gas fired blowers

Air Exchange

Common air exchange system in place

Common air exchange system in place



AREAS C & D

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CALGARY, AB

AREAS C & D:

-High quality office portion is constructed on two levels and includes several individual offices with ample light, open work space areas, large employee training room, lunch room, locker room and various washrooms throughout.

-Exterior sun balcony wraps around the second floor office.

-Extremely clean, professional grade build-out in excellent condition.

-Ready to move in.

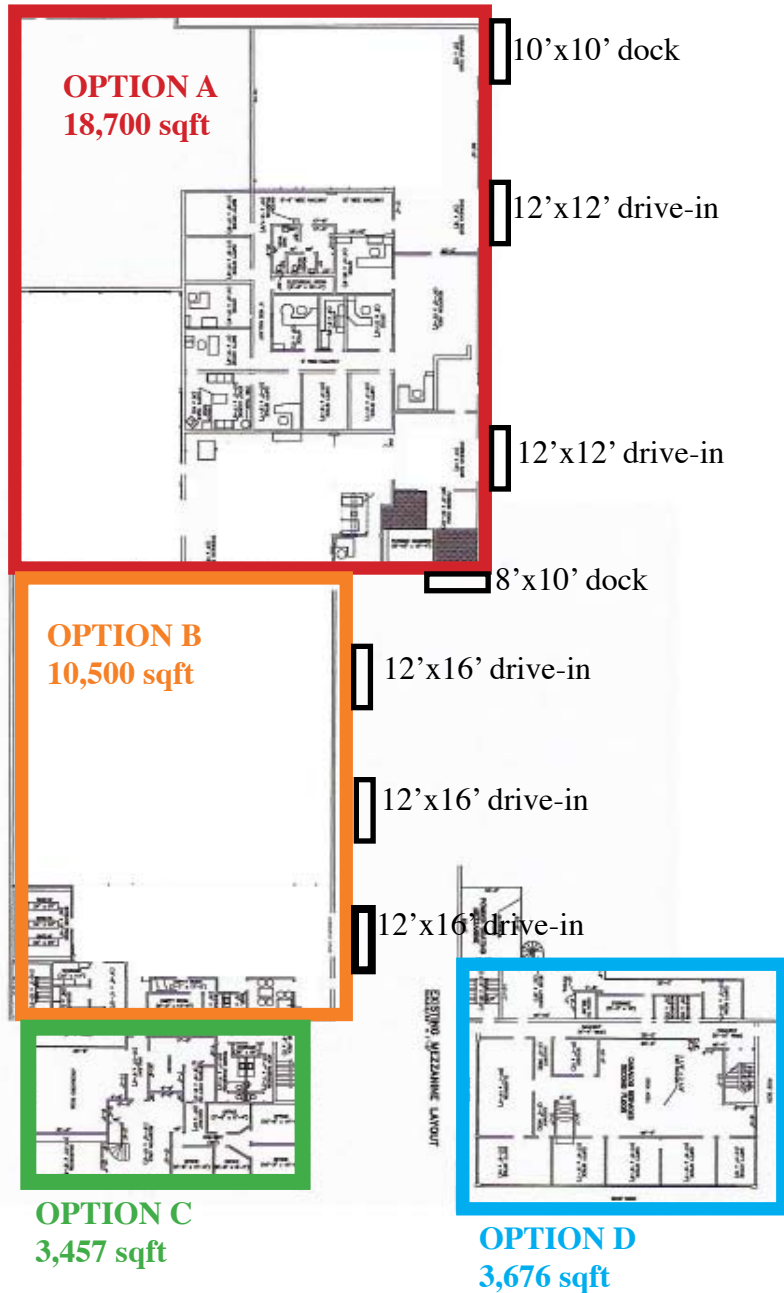
	AREA C:	AREA D:
Building Area:	Main Floor Office: 3,457 sq.ft.	2nd Floor Office: 3,676 sq.ft (concrete)
Layout:	Open reception 5 offices Board room Large bullpen/work station area Lunch room Server room 2 washrooms	5 offices Board room/meeting room Large training room Large open bullpen work station area Storage Room 2 Washrooms
Windows:	Ample natural light	Outside balcony wraps around 2nd floor Ample natural light
Flooring:	Combination exposed aggregate stone, carpet, tile	Carpet, tile
Heating/Cooling:	HVAC system, furnace and air conditioning	HVAC system, furnace and air conditioning



FLOOR PLAN

3007 - 57 AVENUE SE

CALGARY, AB



*Floor plan not to scale and may not be exactly as shown

**AERIAL
PHOTO**

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