

F O R S A L E

**15 Skyline Crescent NE
Skyline West**



4,652 sq. ft. Warehouse drive in bay

Highlights ...

- ✓ **Freestanding Building, no Condo Fees**
- ✓ **Accessible location just off Mcknight Boulevard and Edmonton Trail,**
- ✓ **Minutes from Deerfoot Trail**
- ✓ **Attractive building, concrete block and architectural block facade**
- ✓ **50 foot building width**
- ✓ **Main and 2nd floor office**

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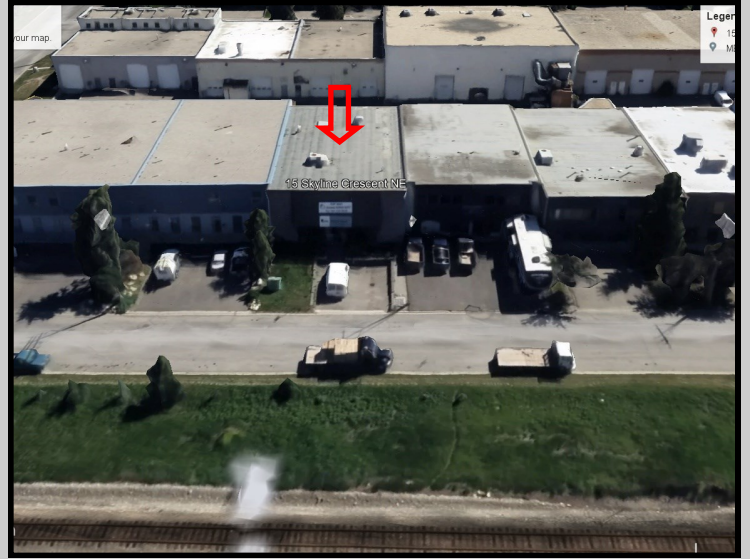
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Drive in warehouse with Office on 2 levels

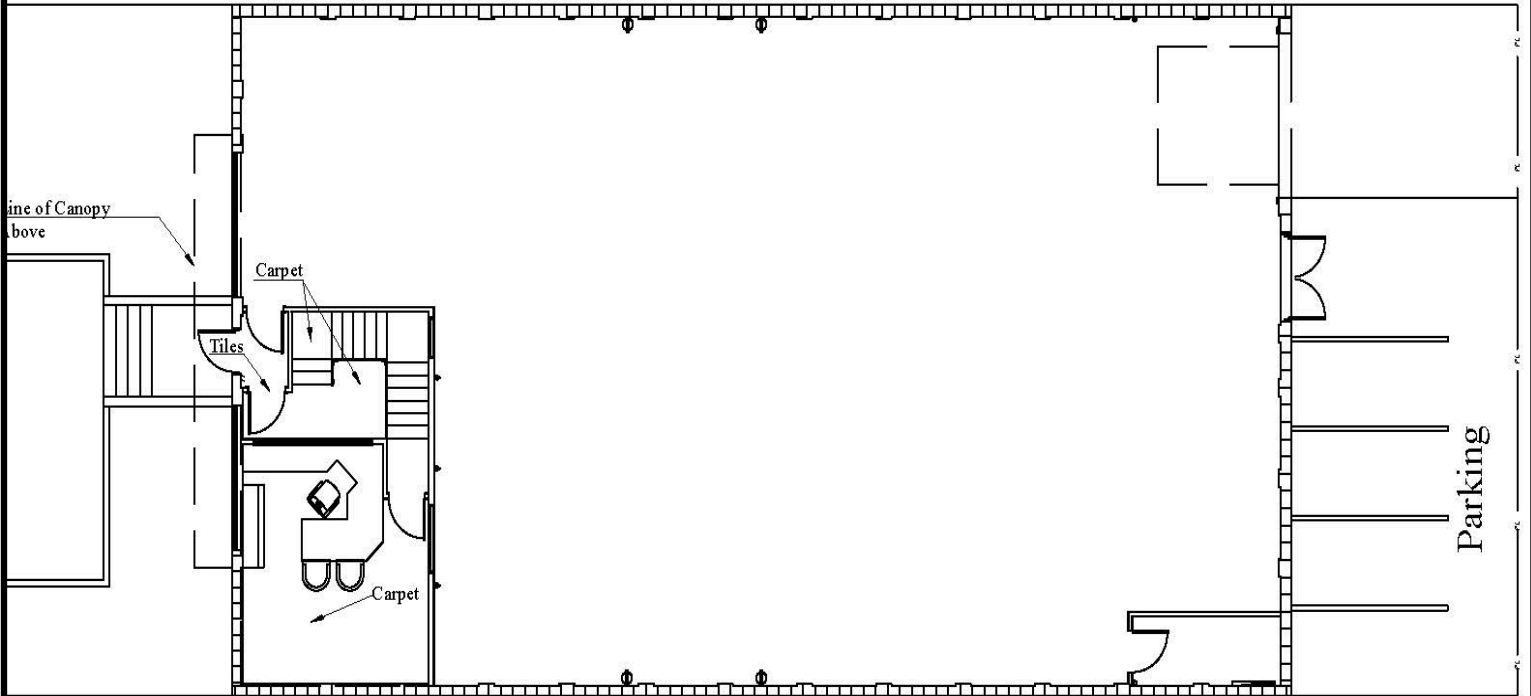
ADDRESS:	15 Skyline Crescent NE, Calgary, Alberta
LEGAL DESCRIPTION:	Plan 8010082 Block 2 Lot 31
ZONING:	I-R Industrial Redevelopment IP2007
YEAR BUILT:	1981
PROPERTY TAXES:	(2024) \$22,871.89
SIZE:	Footprint 4,348 sq. ft. +/- to be verified Main floor office, washrooms storage 451 sq. ft. Mezzanine Office 304 sq. ft. . Total main floor and 2nd floor office area approximately 4,652 sq. ft.
DESCRIPTION:	Fully developed warehouse bay with office on 2 levels and approximately 3,897 sq. ft. of open warehouse.
CEILING HEIGHT:	18' clear
ROOF:	Torch down membrane on metal deck
ELECTRICAL:	200 amp, 250 volt, 4 wire, 3 phase. TBV
LOADING:	10' 6" wide x 12' high rear overhead drive in door
PARKING:	2 stalls in front and rear parking / loading
MECHANICAL:	Roof mounted HVAC serving office area and gas fired suspended units in Warehouse. 2 main floor washrooms
PRICE:	\$ 1,254,250
COMMENTS:	Excellent opportunity for owner user or investor. Well maintained freestanding building in low vacancy district. Great location in close proximity to Mcknight Boulevard, Edmonton Trail and Deerfoot Trail. Currently operating as a millwork shop.

NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Purchaser and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.

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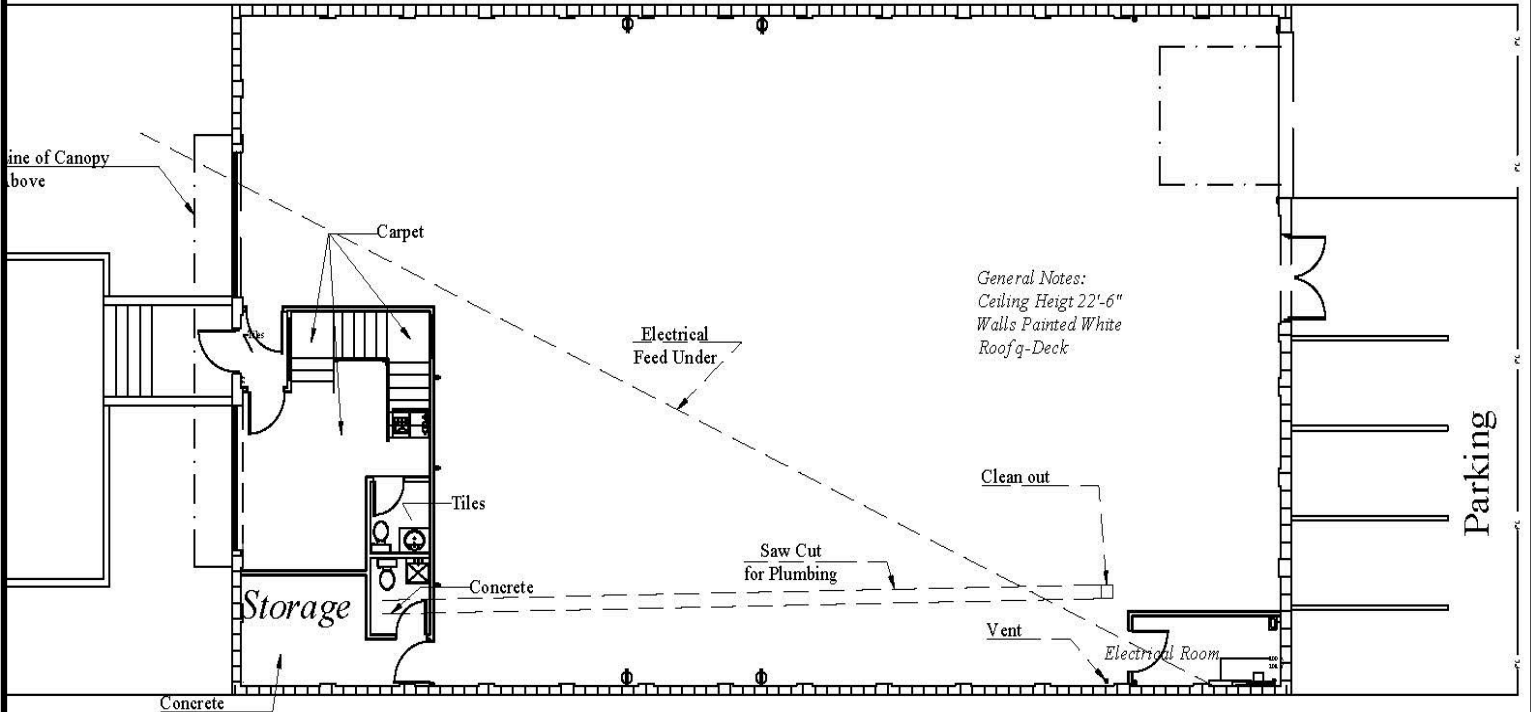


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UPPER FLOOR PLAN OFFICE

Scale 1/16" = 1' - 0"



FLOOR PLAN OFFICE

Scale 1/16" = 1' - 0"

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