#### FOR SALE **804 41<sup>st</sup> AVENUE NE** CALGARY, AB

SYDRAM

## **±5,741 SF** on 1.05 acres

RENFREW MARINE

POLEWENS







MARKET SALE PRICE

**GREENVIEW INDUSTRIAL PARK** DISTRICT

**IG (Industrial General)** 

ZONING

5,741 SF BUILDING AREA

**1.05 acres** TOTAL SITE SIZE

**\$50,747.01 TOTAL** TOTAL PROPERTY TAXES

#### COMMENTS

• 4 separately titled lots; 3 of the lots are contiguous for a total of 0.78 acres

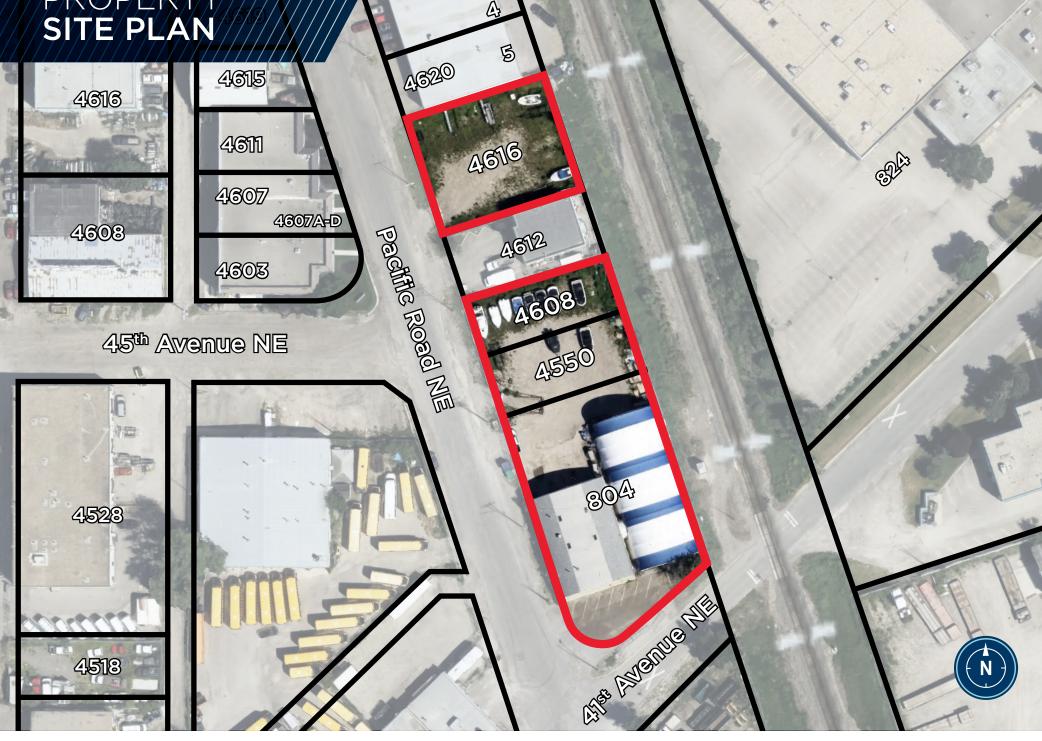
• 5,741 SF freestanding building with 3 drive-in loading doors

- New roof was installed ±6 years ago
- Sump in the main building
- Adjacent to railway track
- Quonset (±7,000 SF) can be included, partially powered and paved
- Lots are fenced and graveled

#### MUNICIPAL ADDRESS

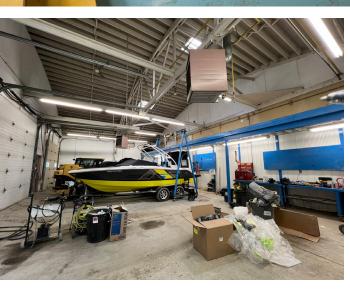
PROPERTY #1   804 41ST AVENUE NE	CALGARY, AB
PROPERTY #2   4550 PACIFIC ROAD NE	CALGARY, AB
PROPERTY #3   4608 PACIFIC ROAD NE	CALGARY, AB
PROPERTY #4   4616 PACIFIC ROAD NE	CALGARY, AB

# PROPERTY SITE PLAN



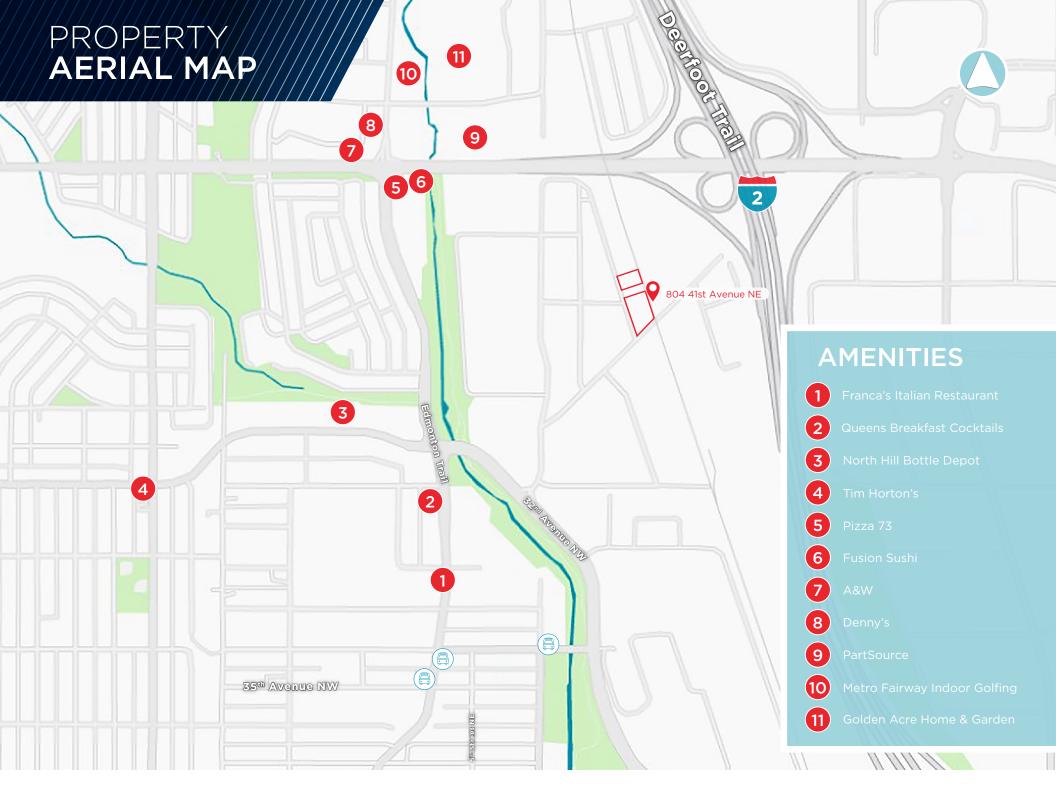
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### PROPERTY PHOTOGRAPHY













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