

FOR SALE

604-616 35th AVENUE NE

CALGARY, AB



±12,042 SF ON ±0.66 ACRES



PRIME INDUSTRIAL
PROPERTY WITH
INCOME POTENTIAL

PROPERTY FEATURES



±12,042 SF

TOTAL BUILDING AREA

±0.66 ACRES

TOTAL SITE SIZE

±5,608 SF (est.)

OFFICE

±6,434 SF (est.)

SHOP AREA

MARKET

SALE PRICE

604: \$26,618.54

616: \$40,060.24

PROPERTY TAX

HIGH-LEVEL DETAILS

604-616 35th Avenue NE

CIVIC ADDRESS

1

DRIVE-THROUGH LOADING BAY

4

ROWS OF SKYLIGHTS

Office: LED

Shop: Fluorescent

LIGHTING

3

DRIVE-IN LOADING BAY

1963

YEAR OF CONSTRUCTION

PROPERTY HIGHLIGHTS



Own a versatile and valuable property in an established industrial park in North Calgary.



DEMISED AND LEASED
TO SEVERAL TENANTS



PRIME LOCATION

CLOSE TO MAJOR
ROADWAYS



ABUNDANCE

OF STREET PARKING



ADDITIONAL LAND

FOR FUTURE TRAILER
STORAGE



RATIO

LARGE OFFICE TO
WAREHOUSE



POTENTIAL CRANE

SERVICE IN SHOP AREA



GRAVELED AND SECURE

YARD WITH LARGE GATE
ACCESS

EXTERIOR PHOTOGRAPHY



Convenient
Drive-Through Bay

Parking
Stalls, street and at rear

35th Avenue NE

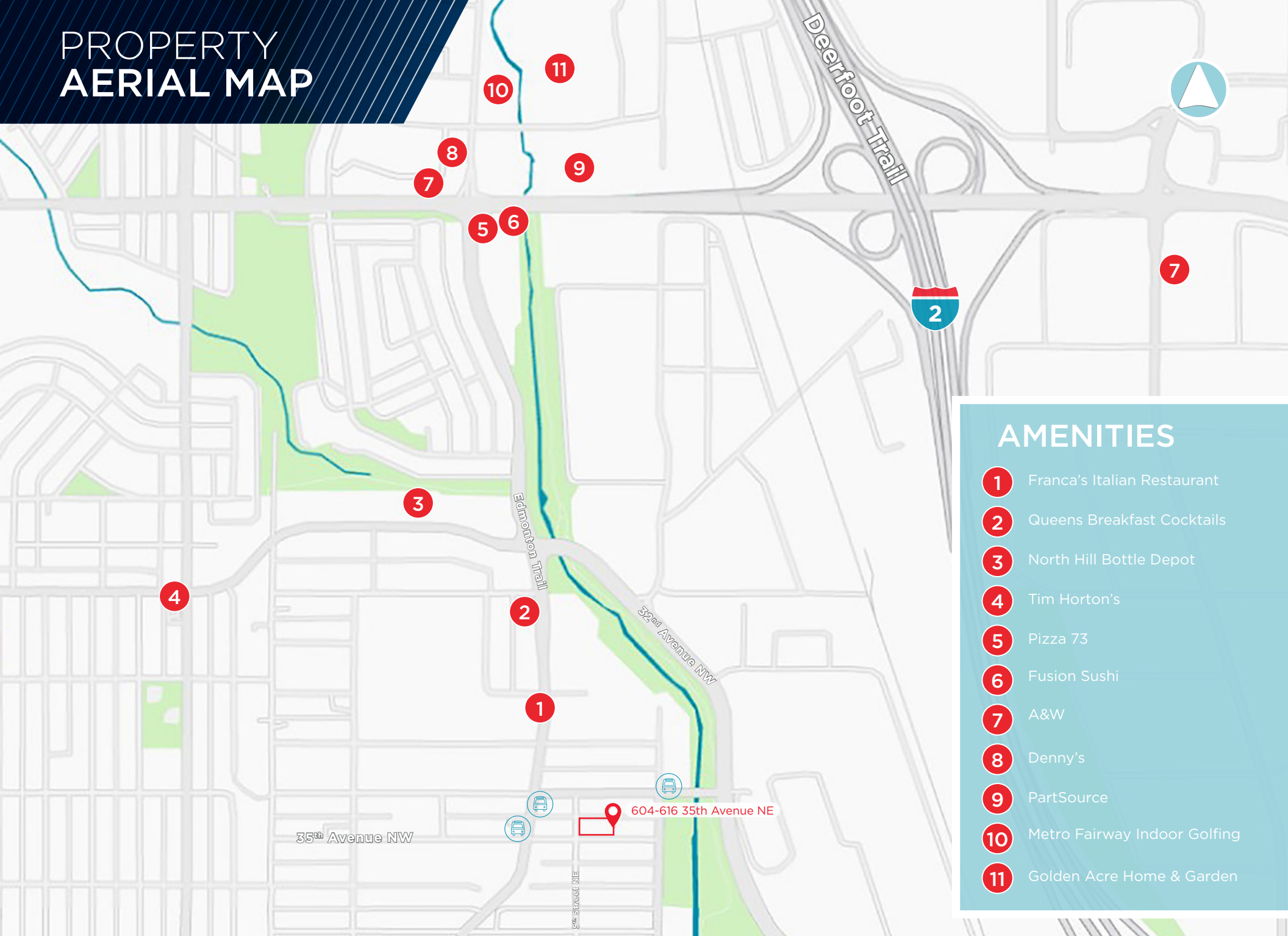
Located in a convenient and established area, this property is ideal for any industrial business.



OFFICE PHOTOGRAPHY



PROPERTY AERIAL MAP



AMENITIES

- 1 Franca's Italian Restaurant
- 2 Queens Breakfast Cocktails
- 3 North Hill Bottle Depot
- 4 Tim Horton's
- 5 Pizza 73
- 6 Fusion Sushi
- 7 A&W
- 8 Denny's
- 9 PartSource
- 10 Metro Fairway Indoor Golfing
- 11 Golden Acre Home & Garden

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604-616 35 AVE NE

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Walking Distance to Bus Stops running #4, 5, 38, 69



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