

INVESTMENT OPPORTUNITY

2824 - 58 AVENUE SE CALGARY, AB



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PROPERTY OVERVIEW

District: Foothills Industrial Park

Municipal Address: 2824 - 58 Avenue SE, Calgary, AB

Legal Description: Plan 1113736, Block 8, Lot 22

Year Built: 1978

Building Size: 16,912 sf

Site Size: 1.12 acres

Site Coverage: 34%

Site Shape: Rectangular

I-G (Industrial General)

Primarily for a wide range of general industrial uses with land use impacts that are typically associated with such industrial uses. Uses may include

manufacturing, storage, warehouse, automotive uses and instructional uses

Basic Construction: Concrete cinderblock construction including cinderblock demising walls

Loading: 11 (12' x 14') drive-in loading doors 2 (12' x 12') drive-in loading doors

Ceiling Height: 18' clear (TBV)

Power: 100A per bay

Parking: Single row

Property Taxes (2024): \$61,138

Weighted Average Lease Term:

Zoning:

36 months





UNIT BREAKDOWN

Unit #	Tenant	Total Area (SF)	Office (SF)	Warehouse (SF)	Storage Mezz (SF)*	Loading	Power
1	Western Canadian Metals Inc.	1,626	±121	±1,505	±201	2 (12' x 14') Drive-ins	100A
2	Target Transload Systems Inc.	1,453	±250	±1,216	±300	1 (12' x 12') Drive-in	100A
3	Woodchip Woodworking Ltd.	1,500	±300	±1,200	TBV	1 (12' x 14') Drive-in	100A
4	Smith's Gardening Service Ltd	1,625	±385	±1,240	TBV	1 (12' x 14') Drive-in	100A
5	Smith's Gardening Service Ltd	1,625	±140	±1,485	TBV	1 (12' x 14') Drive-in	100A
6	IMDC Consulting Ltd.	1,500	TBV	TBV	TBV	1 (12' x 14') Drive-in	100A
7	CMQ Machining Inc.	1,500	±375	±1,125	±375	1 (12' x 12') Drive-in	100A
8	Alberta Marayag o/a Albert Tire	1,439	±477	± 962	±477	1 (12' x 14') Drive-in	100A
9	Derek Deboer o/a Obsidian Metalcraft	1,500	±495	±945	±495	1 (12' x 14') Drive-in	100A
10	Fineline Company Ltd.	1,500	±516	±984	±516	1 (12' x 14') Drive-in	100A
11	D&K Automotive Repairs Ltd.	1,644	TBV	TBV	TBV	2 (12' x 14') Drive-ins	100A

^{*}Not included in rentable area.





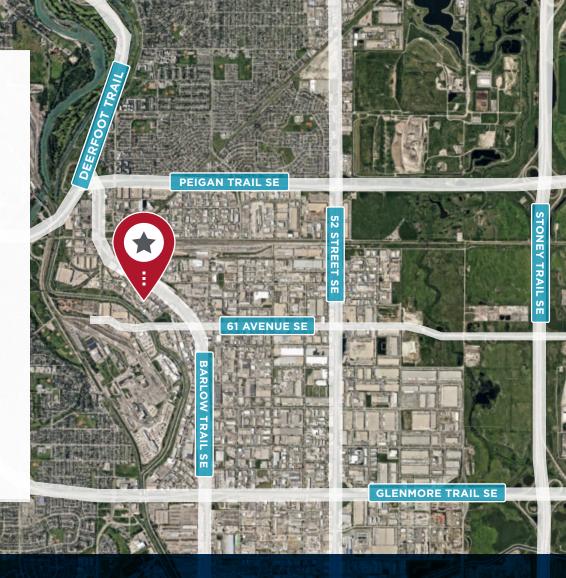
SUBMISSION PROCESS

All inquiries regarding this exclusive listing, or any information contained in this marketing material should be directed to the Exclusive Listing Agents:

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ADDITIONAL MATERIAL

All In addition to the information enclosed in this brochure, access to a Confidential Information Memorandum will be provided upon execution of the Vendor's non-disclosure agreement.



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