

FOR SALE

# 2240 PEGASUS ROAD NE

Calgary, AB



**Lead Agents:**

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**18,475 SF ON 0.92 ACRES**



## PROPERTY DETAILS

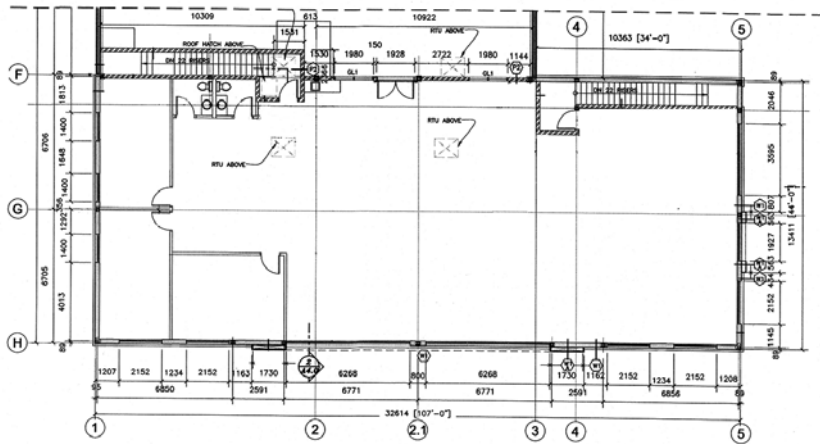
District:	Pegasus
Legal Description:	Plan 8210969, Block 2, Lot 4
Zoning:	I-G (Industrial General)
Site Size:	0.92 acres
Available Area:	± 18,475 sf
Office Area:	± 9,416 sf (over 2 floors)
Shop Area:	± 9,059 sf
Loading:	2 (12' x 14') drive-in doors with electric openers
Ceiling Height:	24' clear (to underside of joist)
Power:	800A, 600V
Heating:	Radiant tube in shop; RTU in office
Lighting:	T-5
Year Built:	2012
Asking Price:	\$5,200,000
Property Taxes:	\$76,093.01 (2024)
Availability:	Negotiable

## HIGHLIGHTS

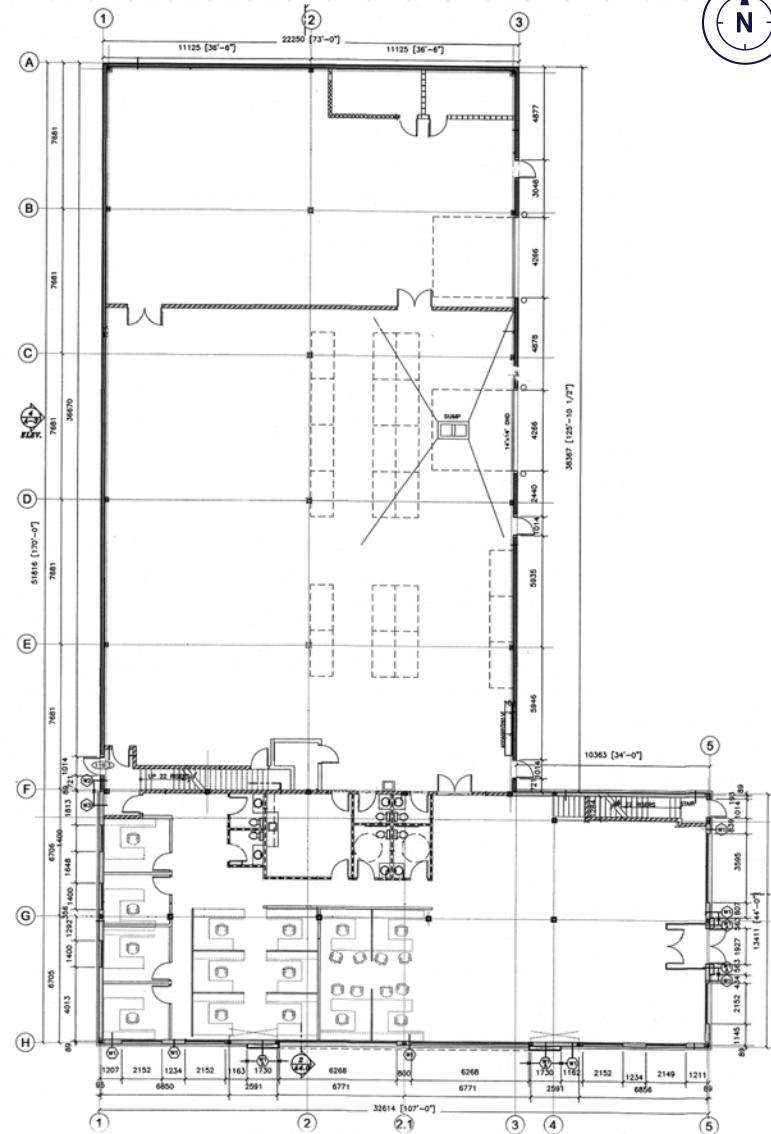
- Freestanding flex-industrial building
- Fully paved site
- Well built-out office over 2 floors
- Sump in the shop
- Heavy power
- Close proximity to the Calgary International Airport



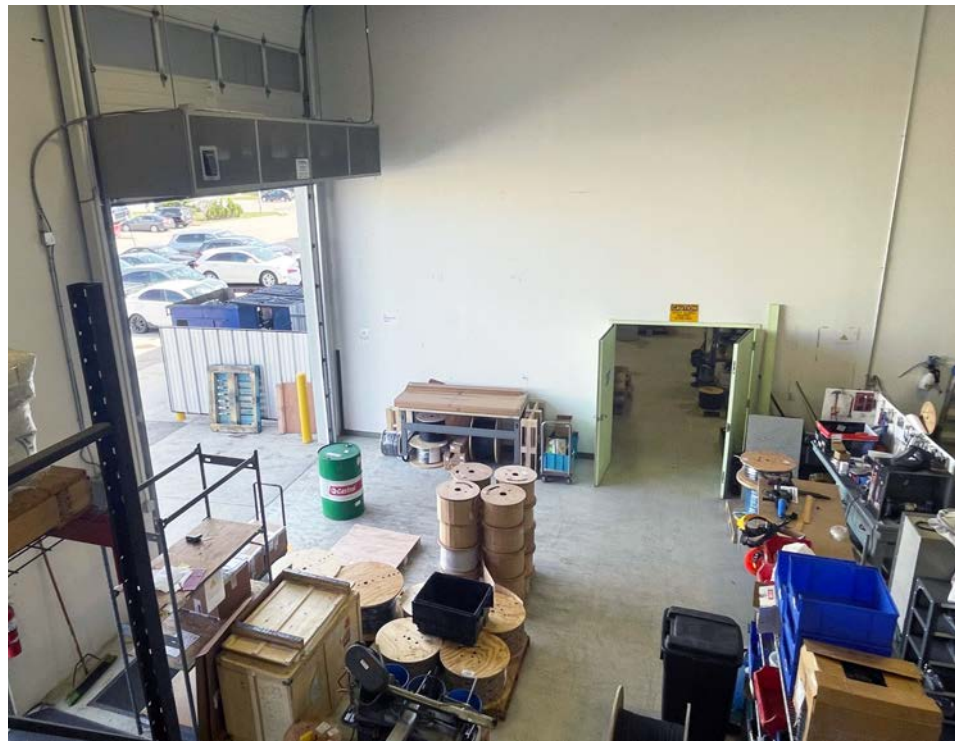
# FLOOR PLAN



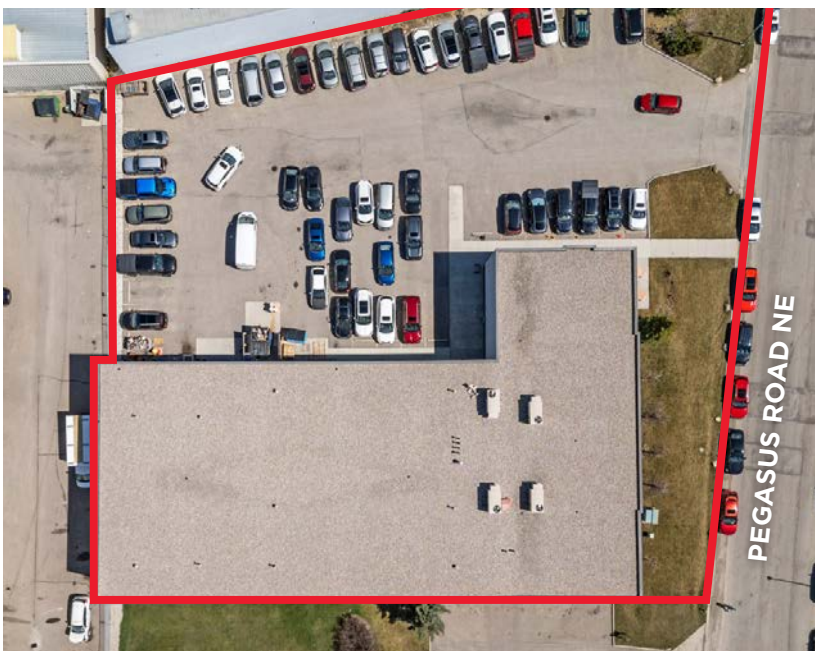
Second Floor



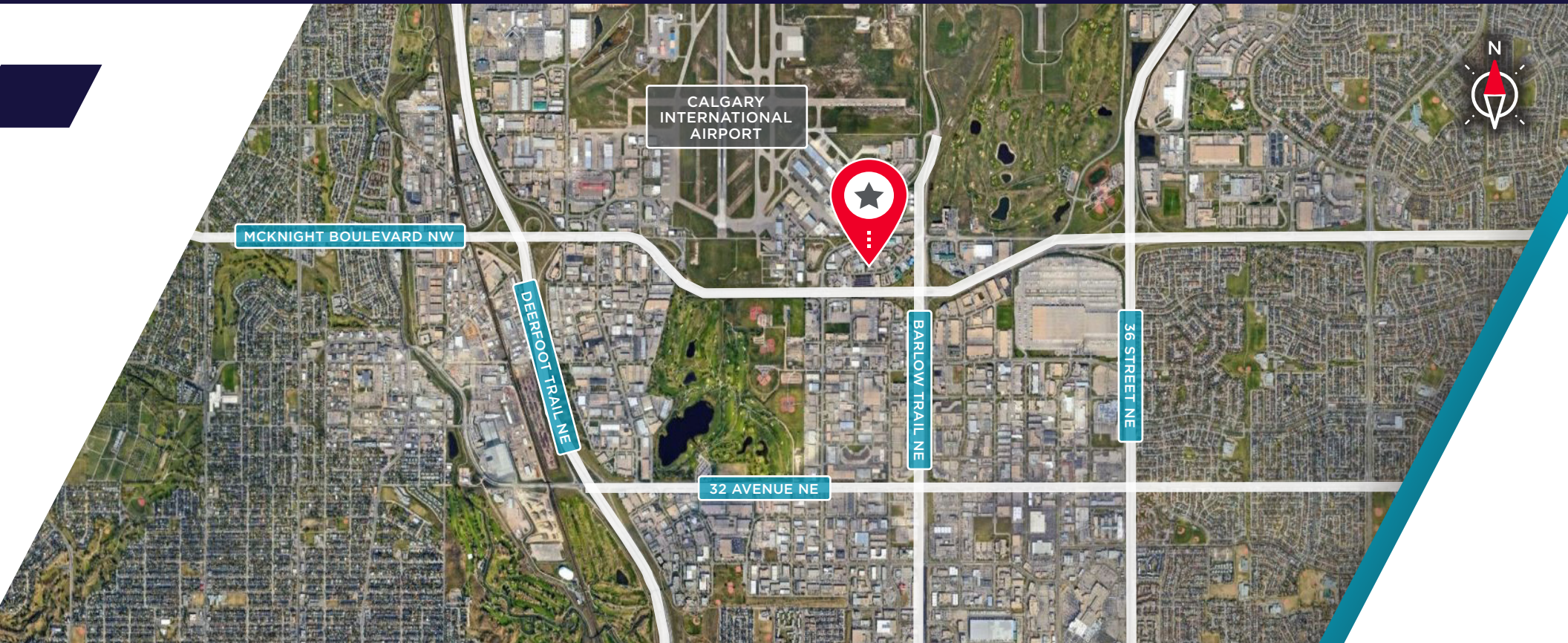
Main Floor



# INTERIOR PHOTOS



**EXTERIOR PHOTOS**



**For more information, please contact:**

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