



CUSHMAN &  
WAKEFIELD

# 2 EAST LAKE WAY NE

AIRDRIE, AB

SEAN FERGUSON  
sean.ferguson@cushwake.com

ALAN FARLEY  
alan.farley@cushwake.com

## FOR SALE

±10,000 SF FREESTANDING INDUSTRIAL BUILDING  
ON 0.56 ACRES

EAST LAKE WAY NE

EAST LAKE RISE NE



# PROPERTY DETAILS

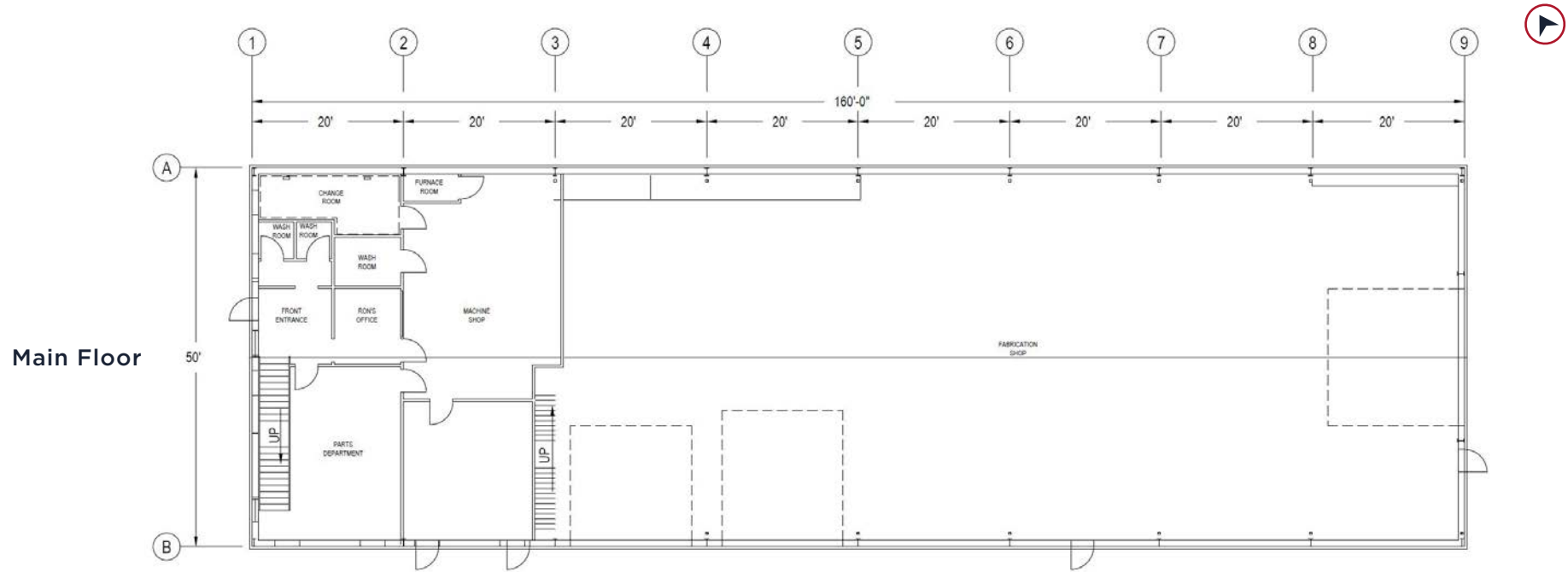
<b>Legal Description:</b>	Plan 7710285, Block 4, Lot 1
<b>Site Size:</b>	0.56 acres
<b>Total Building Area:</b>	± 10,000 sf
<b>Main Floor Office Area:</b>	± 2,000 sf
<b>2<sup>nd</sup> Floor Office Area:</b>	± 2,000 sf
<b>Warehouse Area:</b>	± 6,000 sf
<b>Loading:</b>	1 (18'W x 18'H) drive-in door 1 (16'W x 18'H) drive-in door 1 (16'W x 16'H) drive-in door
<b>Ceiling Height:</b>	22' clear
<b>Power:</b>	400A, 600V
<b>Cranes:</b>	Two 5-ton cranes (unserviced) 19'8" to underside of bridge
<b>HVAC:</b>	Make-up air system (capacity TBV) and radiant heat in warehouse
<b>Zoning:</b>	IB-2 (Industrial Employment District)
<b>Year Built:</b>	1987
<b>Asking Sale Price:</b>	\$2,400,000 (\$240 psf)
<b>Property Taxes:</b>	\$19,058.09 (2024 estimate)
<b>Available:</b>	April 1, 2025

## Highlights

- Freestanding building on the corner of East Lake Way and East Lake Rise
- Building includes floor drain in warehouse, make-up air units, heavy power, oversized loading doors, cranes and fenced/paved yard
- Good access onto Highway QEII
- Close proximity to retail amenities



# FLOOR PLAN



\*Not to scale, not exactly as shown.

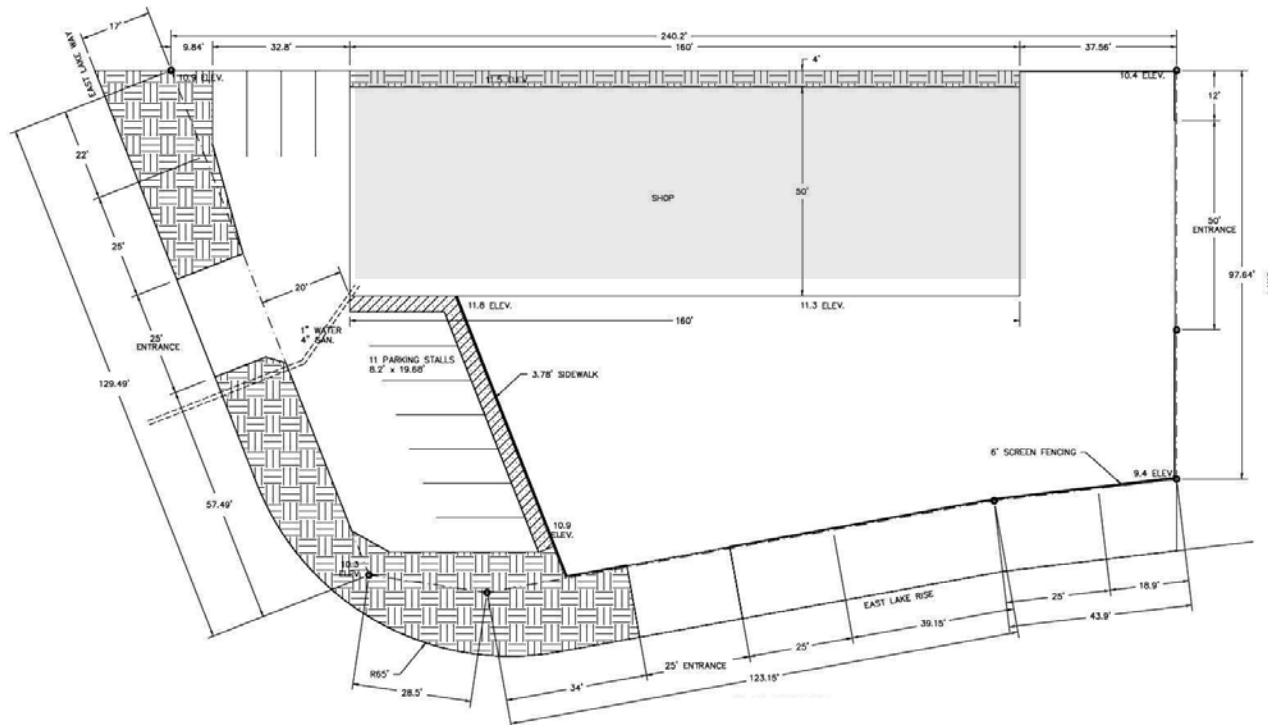
# I-B2 ZONING (INDUSTRIAL EMPLOYMENT DISTRICT)

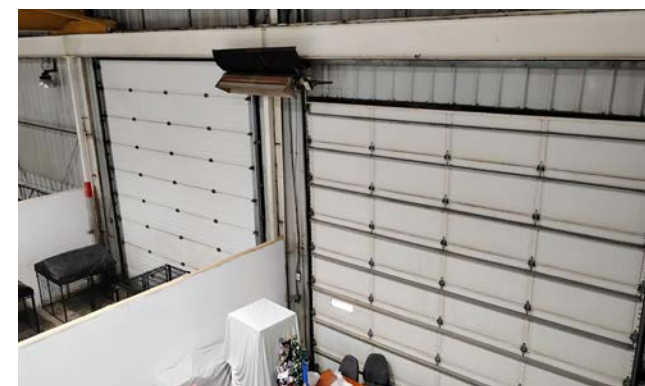
## Permitted Uses

- Business Support Service
- Data Centre
- Indoor Recreation, Limited
- Industrial Distribution
- Industrial Manufacturing & Operations
- Industrial Service & Sales
- Storage Facility, Indoor
- Vehicle Service, General
- Vehicle Service, Limited

## Discretionary Uses

- Accessory Building
- Animal Service, Limited
- Animal Service, General
- Animal Service, Major
- Auctioning Service
- Cannabis Facility, Limited
- Entertainment, Adult
- Funeral Service, Limited
- Funeral Service, General
- Government Service
- Hotel
- Indoor Recreation, General
- Industrial Agriculture & Production
- Industrial Manufacturing, Limited
- Microbrewery
- Office
- Recycling Depot
- Restaurant
- RV Sales & Service
- RV Storage
- Security Suite
- Storage Facility, Outdoor
- Storage Facility, Public
- Supportive Housing, General
- Temporary Event
- Temporary Storage
- Urban Agriculture
- Vehicle Sales & Leasing
- Vehicle Service, Major







**SEAN FERGUSON**  
Associate Vice President  
403 261 1114  
sean.ferguson@cushwake.com

**ALAN FARLEY**  
Associate Vice President  
403 261 1144  
alan.farley@cushwake.com

**Cushman & Wakefield ULC**  
Bow Valley Square IV  
250 - 6<sup>th</sup> Ave SW, Suite 2400  
Calgary, AB T2P 3H7  
cushmanwakefield.com



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