



58 AVENUE SE

INVESTMENT OPPORTUNITY

2824 - 58 AVENUE SE

CALGARY, AB

 CUSHMAN &
WAKEFIELD

SEAN FERGUSON
sean.ferguson@cushwake.com

ALAN FARLEY
alan.farley@cushwake.com

PROPERTY OVERVIEW

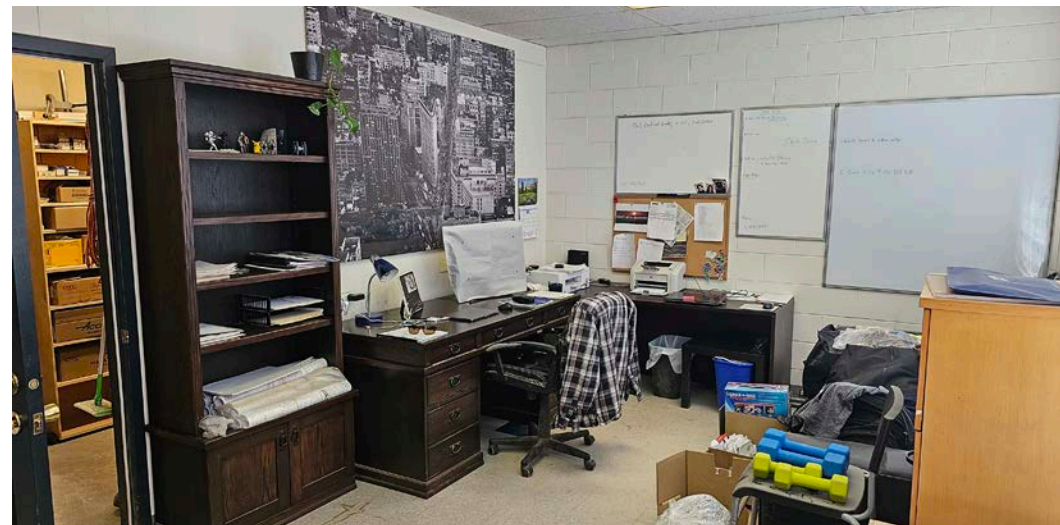
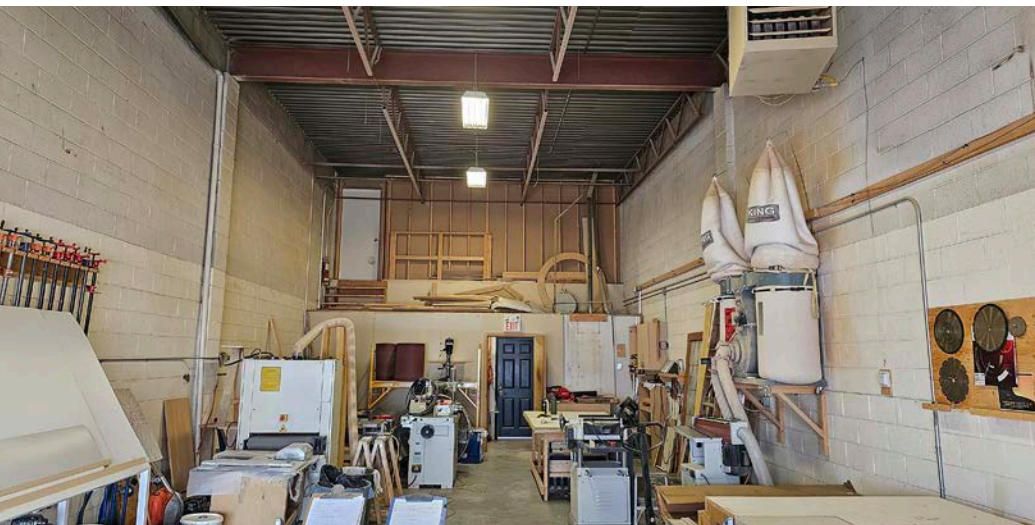
District:	Foothills Industrial Park
Municipal Address:	2824 - 58 Avenue SE, Calgary, AB
Legal Description:	Plan 1113736, Block 8, Lot 22
Year Built:	1978
Building Size:	16,912 sf
Site Size:	1.12 acres
Site Coverage:	34%
Site Shape:	Rectangular
Zoning:	I-G (Industrial General) Primarily for a wide range 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:	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.



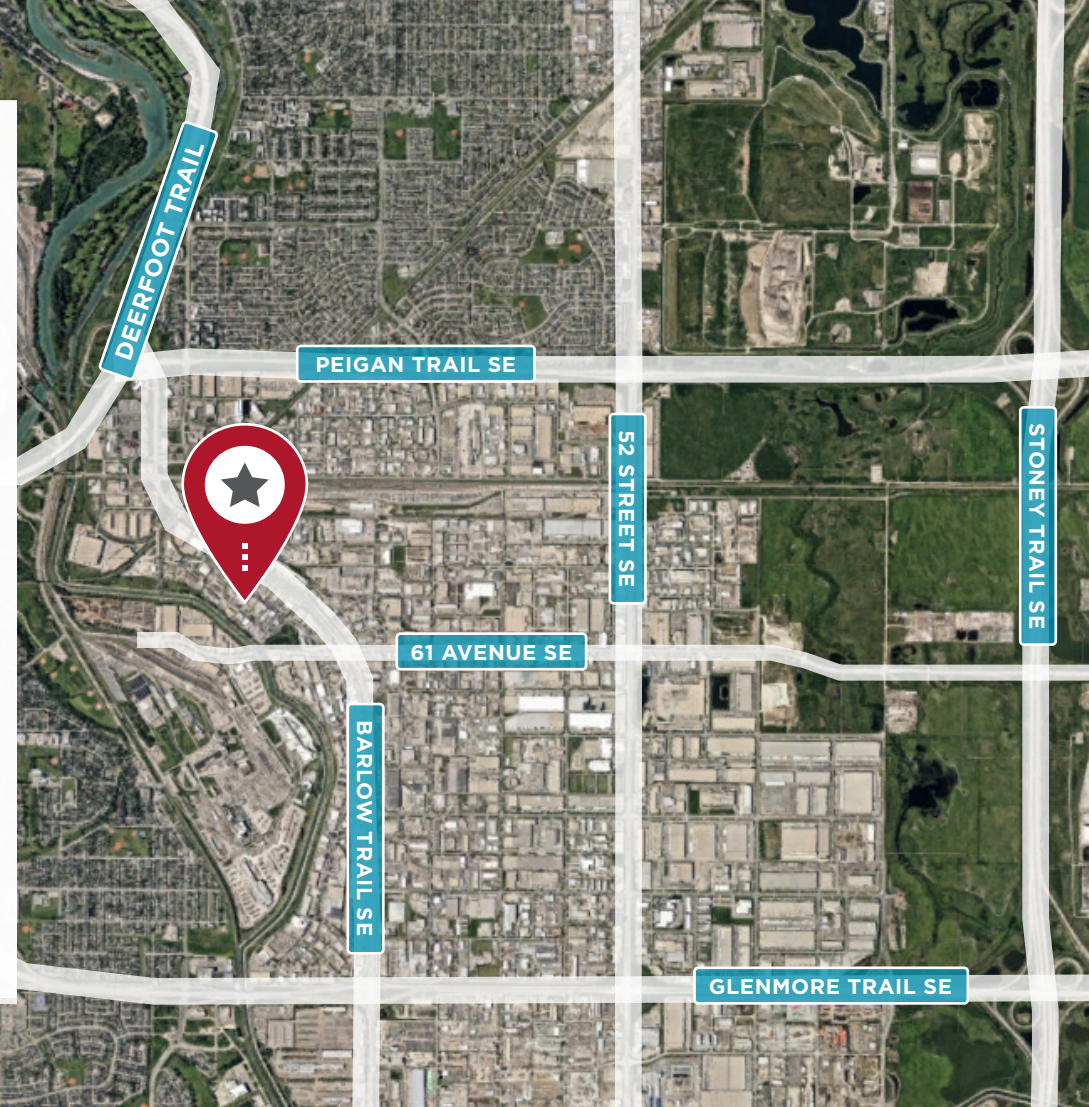
SUBMISSION PROCESS

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

SEAN FERGUSON
Associate Vice President
Industrial Sales & Leasing
403 615 1893
sean.ferguson@cushwake.com

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.



SEAN FERGUSON
Associate Vice President
Industrial Sales & Leasing
403 615 1893
sean.ferguson@cushwake.com

ALAN FARLEY
Associate Vice President
Industrial Sales & Leasing
403 797 5024
alan.farley@cushwake.com



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