



**CUSHMAN &  
WAKEFIELD**

FOR SALE

**2626 - 12 Street NE**

Calgary, AB

**43,426 SF FREESTANDING INDUSTRIAL  
BUILDING ON 2.19 ACRES**



## Property Facts

<b>District</b>	South Airways
<b>Site</b>	2.19 acres
<b>Legal Description</b>	Plan 7810077, Block 10, Lot 3
<b>Zoning</b>	I-G (Industrial General)
<b>Ceiling Height</b>	16' to 17' clear
<b>Power</b>	Main service of 800A, 347/600V, with secondary central distribution panel transformed to 1600A, 120/208V
<b>Sprinklers</b>	Yes
<b>Year Built</b>	1980
<b>Parking</b>	108 surface stalls
<b>Property Taxes</b>	\$52,343.30 (2021)

## Sale Particulars

<b>Building Area</b>	± 43,426 SF
<b>Office/Lab Area</b>	± 15,516 SF (over 2 floors)
<b>Warehouse Area</b>	± 27,910 SF
<b>Loading</b>	1 dock and 1 drive-in door
<b>Asking Sale Price</b>	\$4,125,000 (\$95.00 PSF)
<b>Available</b>	30 days notice

## Comments

- Freestanding building on the corner of 12<sup>th</sup> Street and 25<sup>th</sup> Avenue NE
- Air conditioning throughout office and warehouse
- Potential to expand warehouse by removing some office area
- Good access onto 32<sup>nd</sup> Avenue NE, Barlow and Deerfoot Trails

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### Cushman & Wakefield ULC

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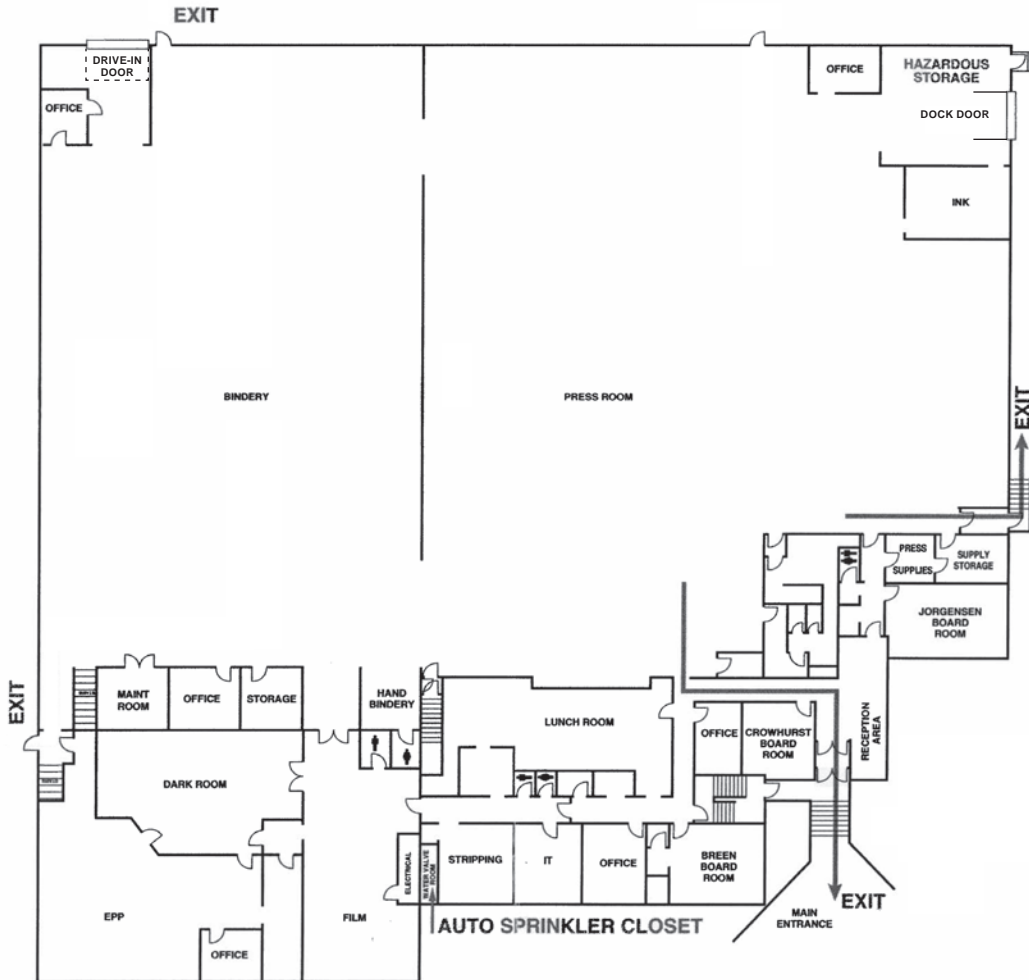
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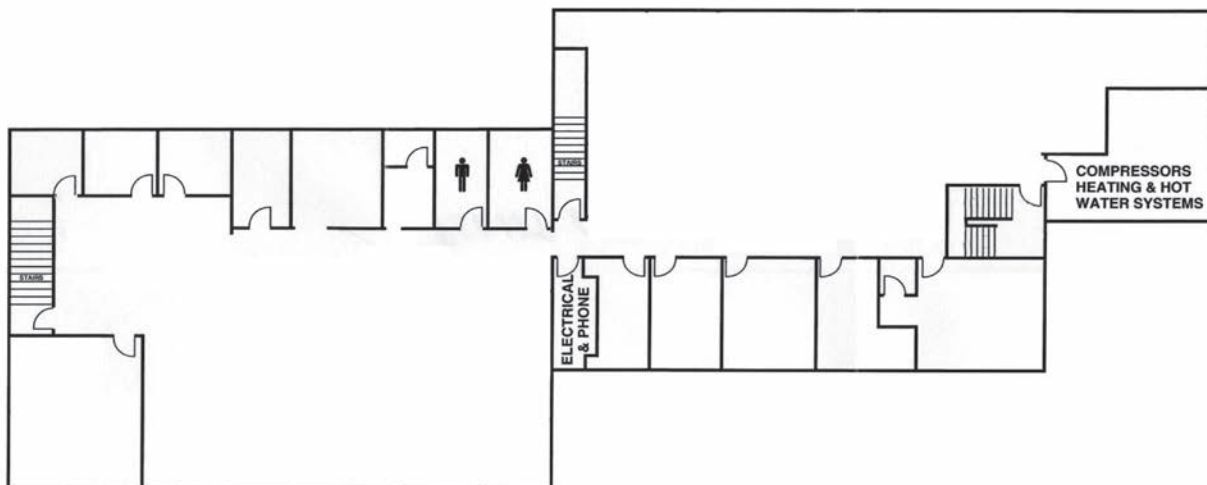
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**Main Floor**



**Second Floor**





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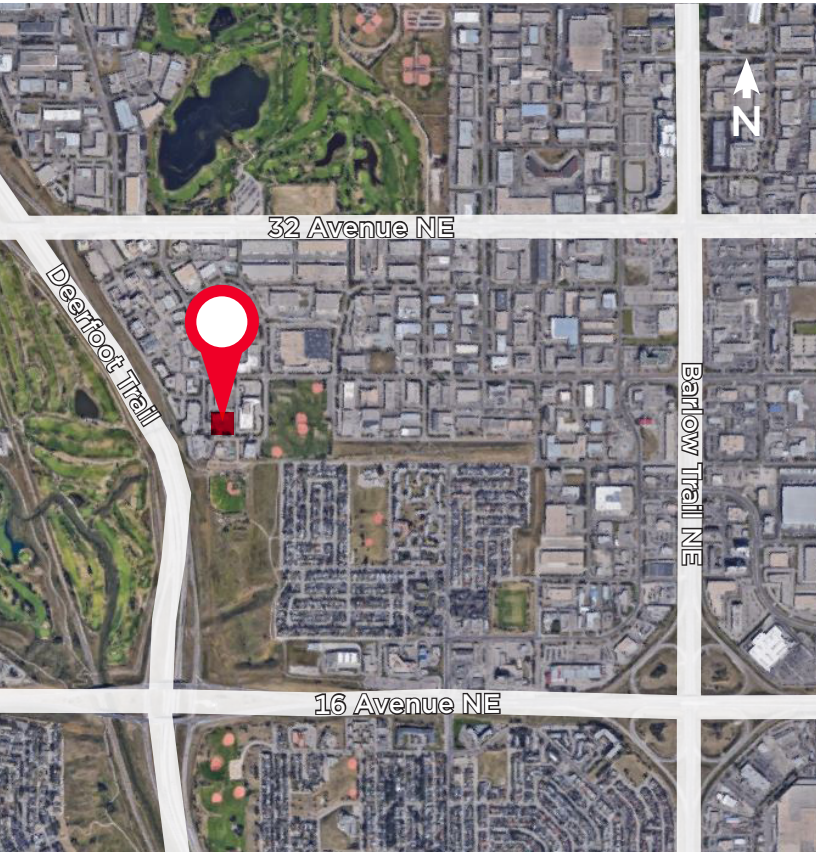
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**Aerial View**



**Map**



**Photos**

