

For Sale

5721 - 52 Street

Stavely, AB



Asking Price
\$879,000.00

Property Details

Site Size:	7,579 SF (Rentable) 8,000 SF (Gross)
District:	MD of Willow Creek No. 26
Legal Address:	Condo Plan 0913312, Units 1 - 4 Inclusive
Ceiling Height:	20' clear (TBV)
Loading:	3 - 14' x 14' Drive-in door 1 - 14' x 16'
Power:	200 amps per bay 400 amps main
Bay Dimensions:	30' x 67'
Front Office Space:	Varies plus 700 SF Mezzanine Bay 4
Sumps:	1 per bay
HVAC:	1 per bay
Warehouse Heating:	1 overhead heater per bay
Parking:	Unassigned stalls available
Plumbing:	Washrooms in each bay
Taxes (2023):	\$2,003 per bay
Condo Fees:	\$2.10 PSF per year (Includes Property Tax)
Gross Rent:	\$1,735/month/bay +utilities

South View



Highlights

- Build out of front office, mezzanine and washroom in Bay 4
- Excellent exposure to Highway 2
- Vendor financing available (OAC)
- Drive-in loading with large marshalling areas
- Stavely is a thriving community located 1 hour south of Calgary
- Fenced yard with gate
- Each bay is self contained

For More Info.

Grant Potter, Associate Broker

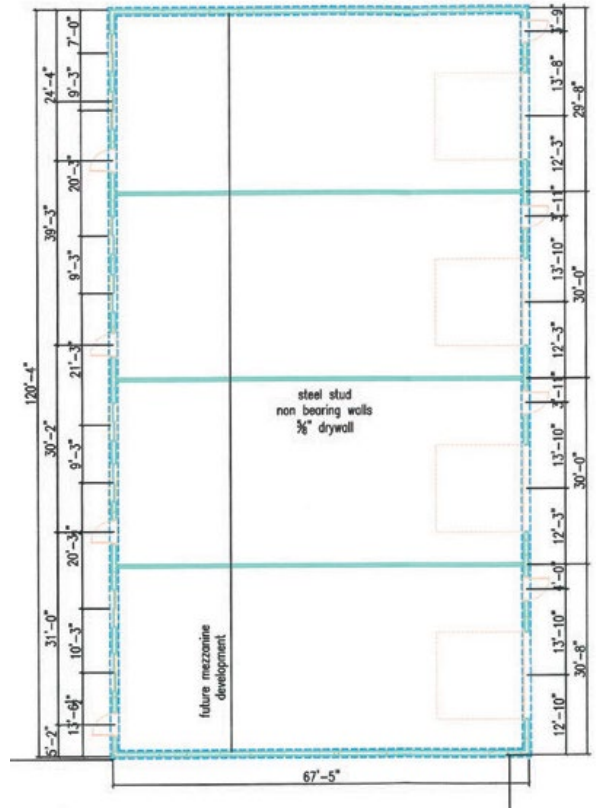
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Location



Floor Plan



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