

NEW LISTING

5721 - 52nd Street

Stavely, AB

FOR SALE

Available Area

Site Size	Asking Price
7,579 sq. ft. (rentable) / 8,000 sq. ft. gross	\$979,000 (total building)

- ▶ Build out of front office, mezzanine and wash-room available
- ▶ Bay sizes range from 1,833 sq. ft. to 7,579 sq. ft.
- ▶ Excellent exposure to Highway 2
- ▶ Vendor financing available (OAC)
- ▶ Drive-in loading with large marshalling areas
- ▶ Stavely is a thriving community located 1 hour from Calgary on Hwy 2. Surrounded by ideal ranching and farming, rolling prairies to the east and foothills to the west
- ▶ Cannabis D.P. approved and on file



SOUTH VIEW

Blackstone

Unit A210, 9705 Horton Road SW,

Calgary, Alberta, T2V 2X5

P (403) 214-2344

www.blackstonecommercial.com

For Leasing or Sales Information Or An On-Site Tour Please Contact

Grant Potter | P (403) 398-7182 | gpotter@BlackstoneCommercial.com

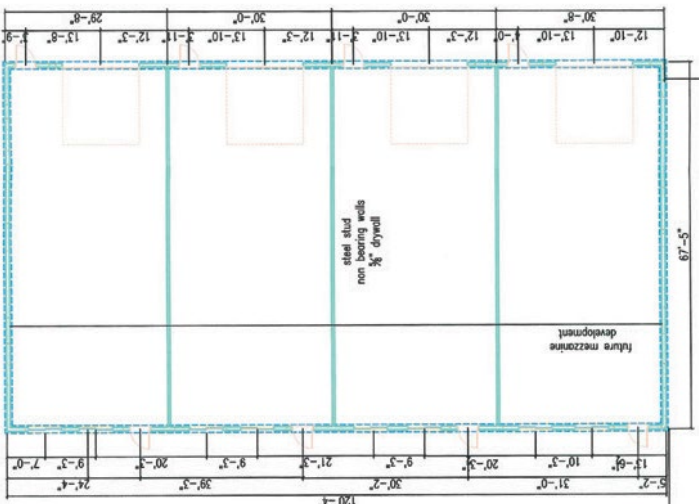
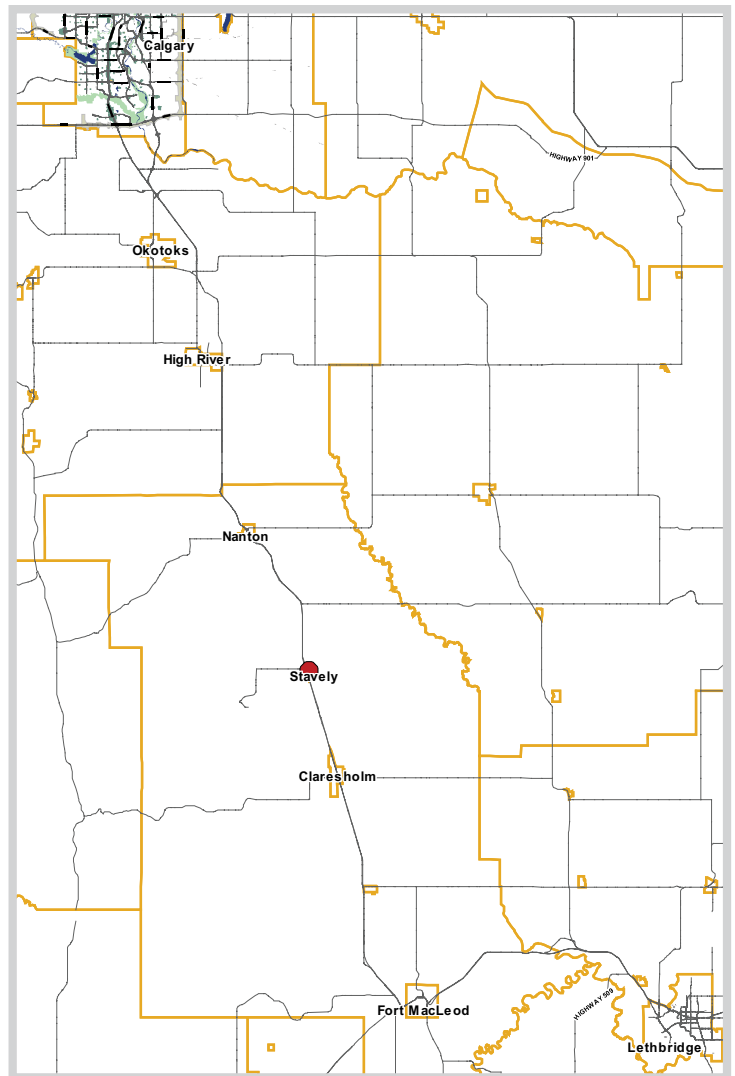
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Leasable Area Range (4 Bays)	
Bays 1, 2, 3	1,833 - 1,924 ± sq. ft. per bay
Bay 4	2,700 ± sq. ft. with mezzanine
District:	MD of Willow Creek No. 26
Legal Address:	Condo Plan 0913312, Units 1-4 Inclusive
Ceiling Height:	20' clear (TBV)
Loading:	3 - 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 sq. ft. mezzanine Bay 4
Sumps:	One per bay
HVAC:	1 unit per bay
Warehouse Heating:	1 overhead heater per bay
Parking:	Unassigned stalls available
Plumbing:	Washrooms in each bay
Taxes (2021):	\$1,696 per bay
Condo Fees:	\$2.10 psf per year (includes property taxes)
Lease Rate:	From \$1,735 per mth/bay Includes o/c, taxes & GST



BACK /YARD



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