

# FOR SALE BUILDING (OFFICE & WAREHOUSE)

104 Morrison Road (Hwy. #22)  
Longview, AB

May 2012

PRICE  
ADJUSTED



## FOR SALE

0.27 +/- Acre Site

6,866 +/- sq. ft. Building

### Highlights

- High Quality 2 storey building (65.% New build in 2005).
- Potential to convert to RETAIL or other use.
- Great Visibility and Traffic, fronts onto Highway 22.
- Excellent condition and very well maintained building.
- Located just 45 minutes South of Calgary.

V.T.B. FINANCING FOR A QUALIFIED BUYER - OWNER WILL RESPOND TO ALL OFFERS

FOR FURTHER INFORMATION, PLEASE CONTACT:

**NAI Commercial**

Commercial Real Estate Services, Worldwide.

Suite 1, 6204 - 6A Street SE  
Calgary, AB T2H 2B7  
Tel: (403) 214-2344  
Fax: (403) 214-0244  
www.naicalgary.com

**Jim Courtney**  
jcourtney@naicalgary.com  
Direct: (403) 291-8873

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## Property Description

Building Area: Main Floor: 5,941 +/- Sq. Ft.  
2nd Floor: 915 +/- Sq. Ft.  
Total: 6,866 +/- Sq. Ft.

Total of 1,550 +/- of Refrigerated Rooms and Coolers on Main Floor

Over 65% of total building was constructed in 2005 and the original portion fully upgraded to CFIA standards. (Total of 4,460 sq. ft. was constructed in 2005 on 2 floors)

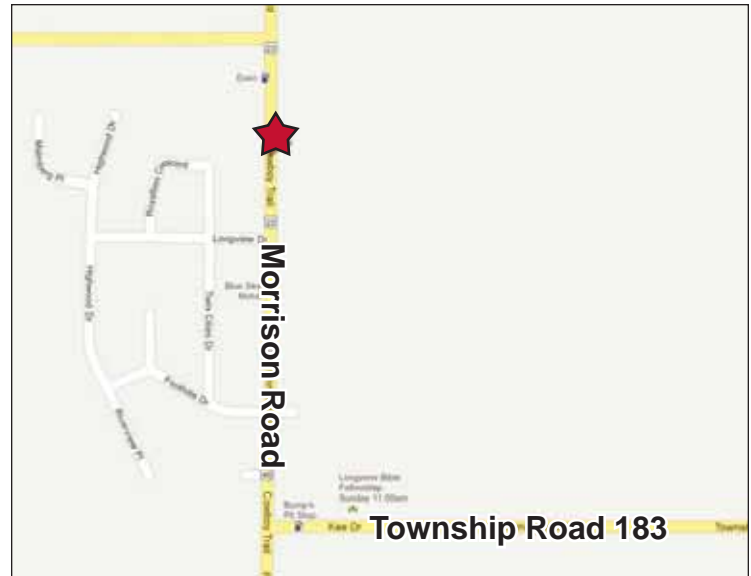
VENDOR will respond to all offers

Land Area: 11,848 sq. ft. (0.27 +/- Acres)

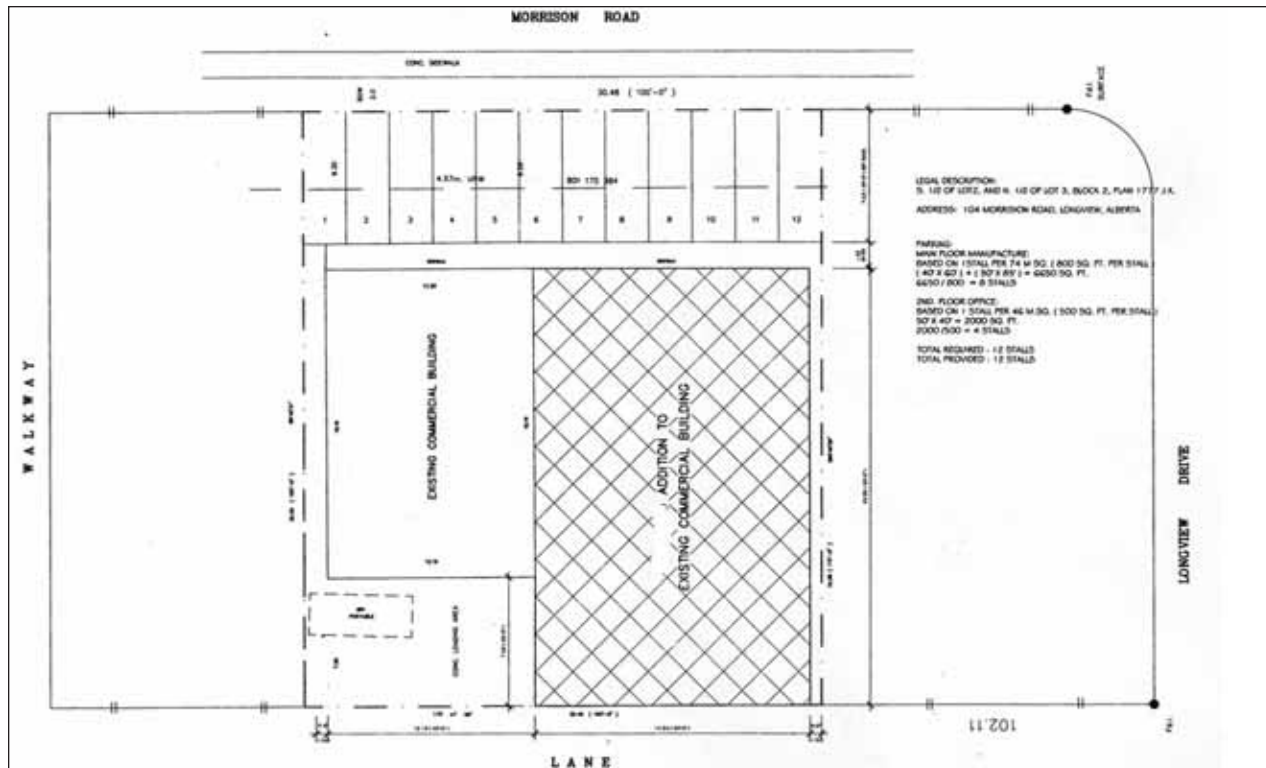
Building Improvements: Substantial HVAC Systems including capacity for Cooler Warehouse Space, and Walk In Coolers/Freezers

PRICE: **\$1,295,000.00 (\$188/P.S.F)**  
(includes all Fixed Chattels in the Building)

## Location Map



## Site/Building Plan



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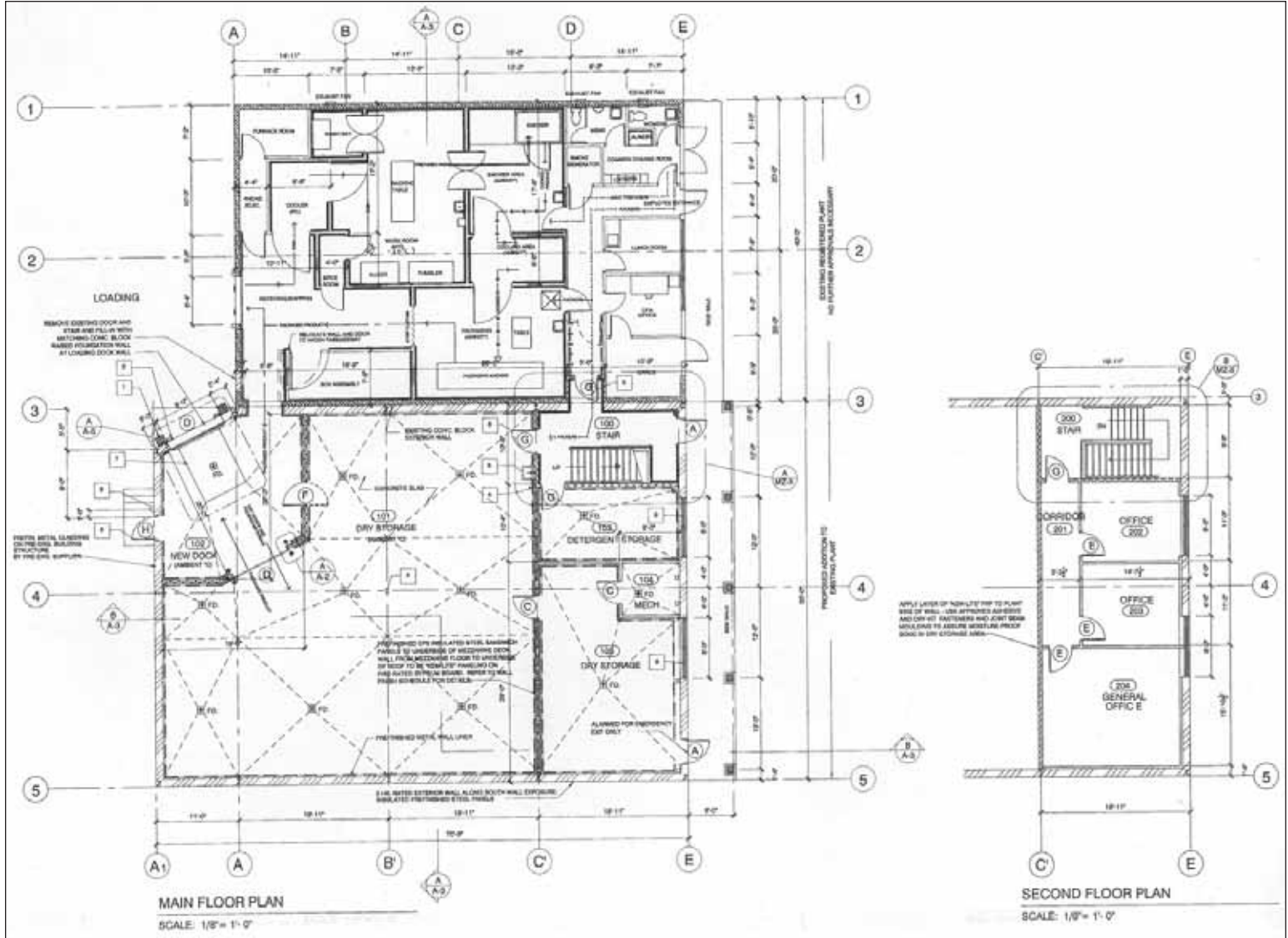
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## Main and Second Floor Plan



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## Exterior Photos of Building



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## Interior Photos of Building



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