

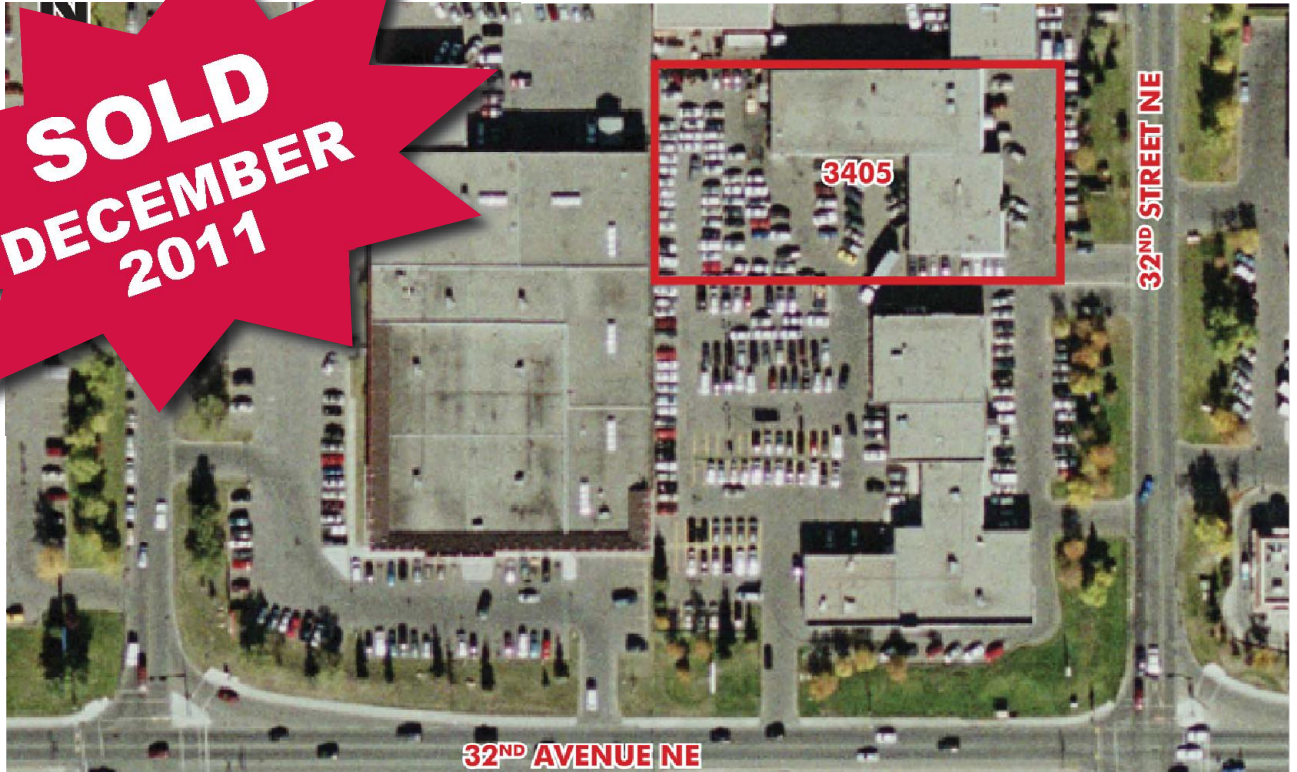
FOR SALE

3405 - 32 Street NE

Calgary, AB

January 2012

**SOLD
DECEMBER
2011**



FOR SALE

**14,887 SF Building
52,627 SF Land**

Highlights

- 2 storey building
- Excellent Showroom / Boardroom layout on main floor space at front of building
- New Offices/ Workstations/ Lunch Room on the 2nd. Floor space at the front of building
- Main Floor Shop/ Warehouse space with 4 Drive In doors
- Shop and Lunch Room area on 2nd. Floor over Warehouse space
- Large paved and fenced yard space at the rear of the building
- Parking for Customers at front of building
- Includes large Pylon sign

FOR FURTHER INFORMATION, PLEASE CONTACT:

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

NAI Commercial

Commercial Real Estate Services, Worldwide.

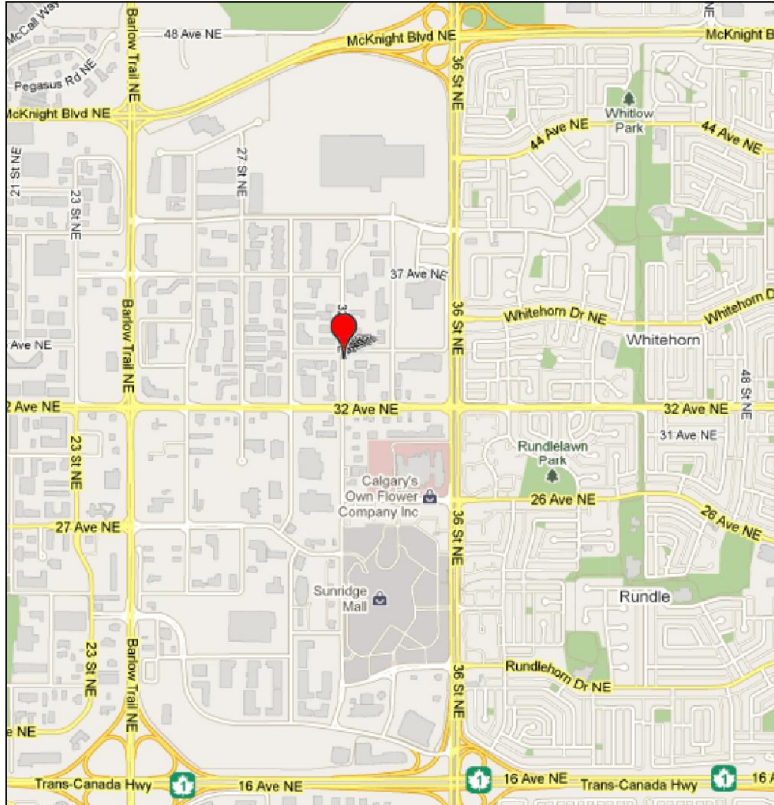
Suite 1, 6204 - 6A Street SE
Calgary, AB T2H 2B7
Tel: (403) 214-2344
Fax: (403) 214-0244
www.naicalgary.com

FOR SALE

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Location Map



Property Description

Building Area: Office/Showroom: 1,500 Sq. Ft.
Parts Storage: 5,000 Sq. Ft.
Service Shop: 8,387 Sq. Ft.
Total: 14,887 Sq. Ft.

Land Area: 52,627 sq. ft. (1.21 +/- Acres)

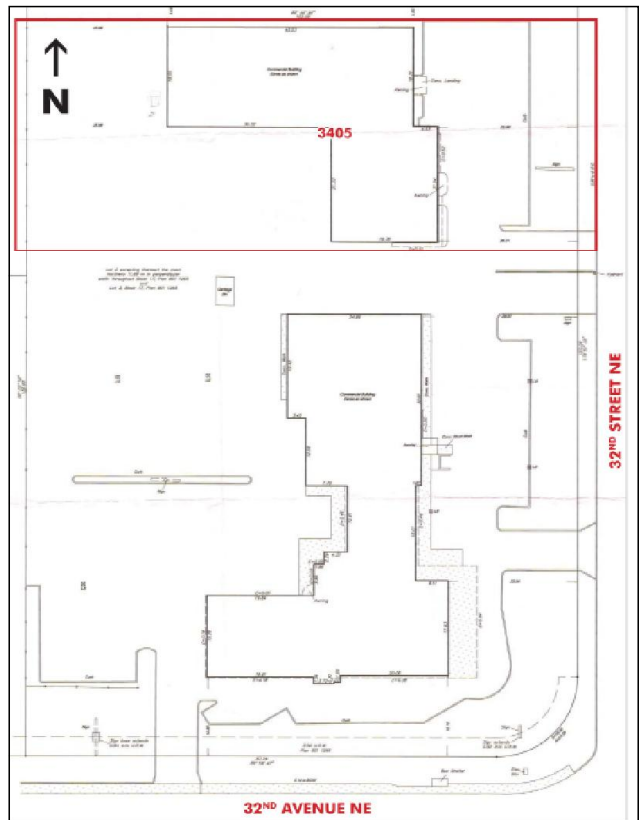
Community: Horizon

Zoning: Industrial-Commercial

Tenancy: Vacant Possession

ASKING PRICE: \$2,800,000
(\$177 p.s.f.)

Site Plan



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