

FOR SALE

Recently Upgraded Workshop

3,114 sf on
0.14 acres



1604 – 38 Avenue SE

Excellent opportunity to purchase a small standalone industrial building located in the Alyth/Bonnybrook Industrial District.

Contact:

Austin Leclerc
403.690.2001
aleclerc@cresa.com

David Miles
403.809.5859
dmiles@cresa.com

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1604 - 38 AVENUE SE

Property Profile

Building Area:	Office:	864 sf
	Warehouse:	2,250 sf
	Total:	3,114 sf
Site Size:	0.14 acres (129.89' x 50')	
Site Coverage:	51%	
Legal Description:	Plan 2167N, Block 2, Lot 11	
Available:	Immediately	
Asking Price:	\$960,000.00	
Property Taxes:	\$12,317.74 (2023)	
Zoning:	IR - Industrial Redevelopment District	
District:	Alyth/Bonnybrook	
Parking:	8 stalls plus street parking	
Environmental:	Clean Phase 1 ESA (June 2021)	

Property Information

Many upgrades have been made to the property in 2023

Ideally suited for small business requiring open shop space with drive through capability

Enclosed, paved and secured yard area at the front of the building

Easy access to Ogden Road, Blackfoot Trail and Deerfoot Trail SE; 10 minute drive to Downtown core

I-R zoning permitted and discretionary uses include automobile services, food services, storage, general light/medium industrial among many other uses

Real Property Report available



1604 - 38 AVENUE SE

Office/Warehouse:

3,114 sf

Ceiling Height:

12' - 14" clear

High Capacity Power:

200 amps, 120 volt, 3 phase (TBV)

Trough Drain:

Yes

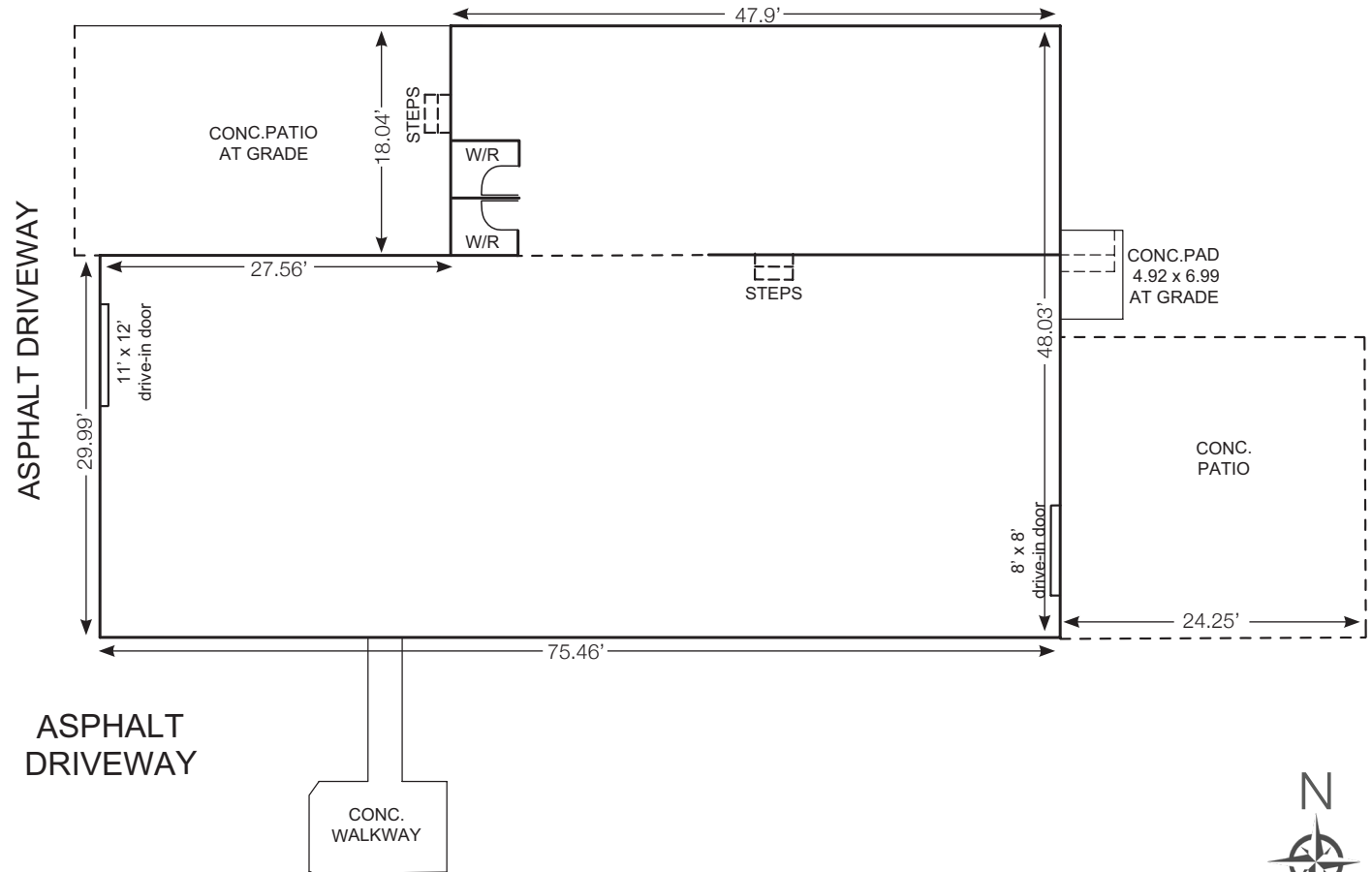
Loading:

1, (11' x 12') drive-in door

1, (8' x 8') drive-in door

Renovations Completed Include:

- New paint throughout
- Epoxy coated shop floor with trough drain
- Finished, sealed concrete on upper floor
- New overhead, direct vent gas heaters and thermostats
- New washrooms
- New electrical throughout the upper area
- New LED lighting throughout the building
- New electric hot water tank
- New rear overhead door with chain lift
- Roof replaced in 2020
- R-40 rated insulated wall paneling
- Structural and foundation upgrades

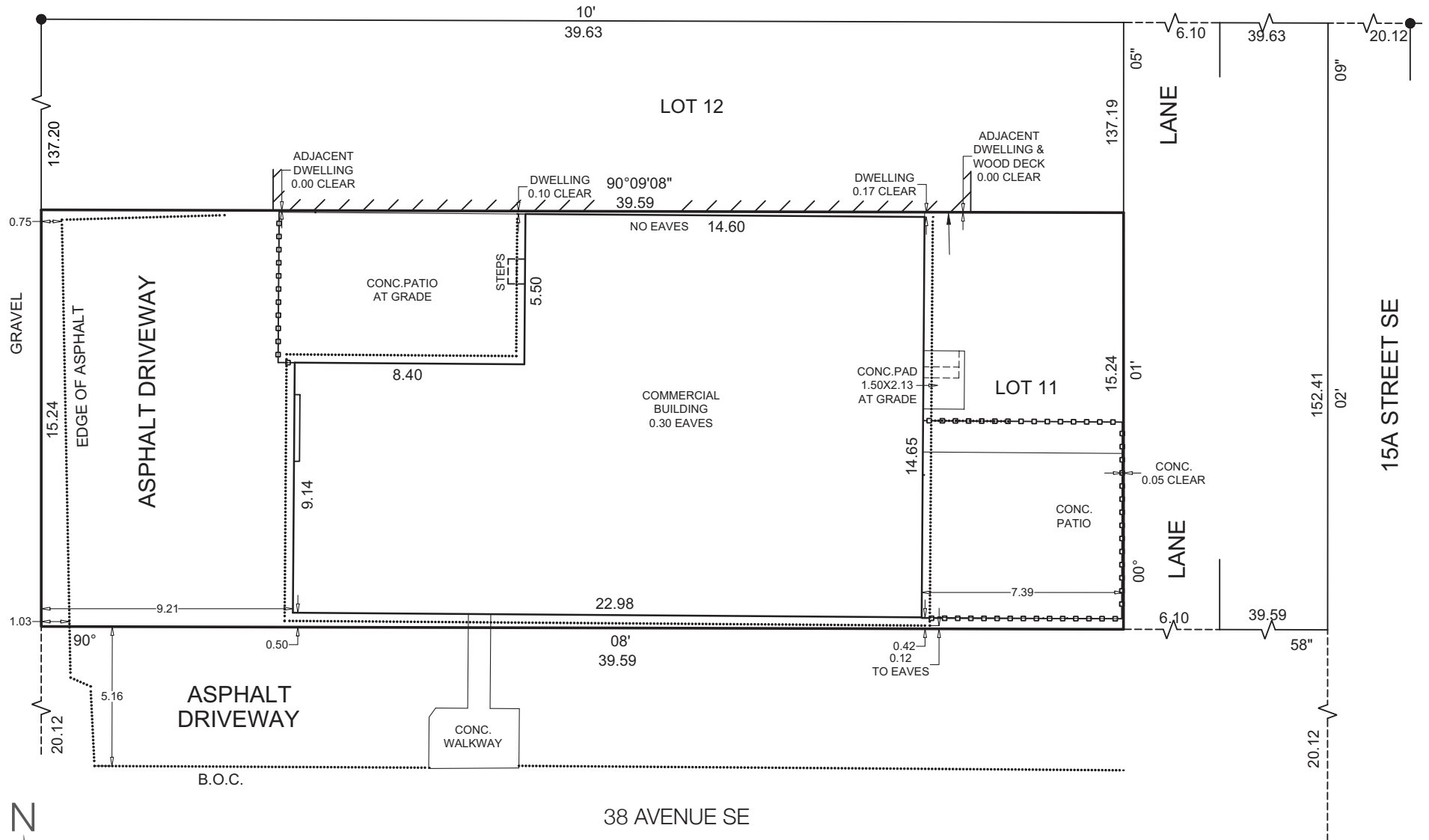


*Measurements of doors, windows, rooms and any other items are approximate.



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Site Plan:
0.14 acres



*Information obtained from 2022 Real Property Report.



1604 - 38 Avenue SE





Nearby Amenities & Drive-Times

Several amenities within a 15 minute drive include:

- Crossroads Market
- Restaurants/retail in the Inglewood Commercial District
- MNP Community & Sport Centre

5 minute drive-time to Deerfoot Trail SE, Ogden Road SE, Highfield Road SE, Blackfoot Trail SE

10 minute drive-time to the downtown core

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324 - 8 Avenue SW, Suite 1550 | Calgary, AB T2P 2Z2 | 403.571.8080 cresa.com

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