

# FOR SALE

## Land and Building



**3818-3828 - 15 Street SE**

3,324 sf on 0.45 acres of development land

### Contact:

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# 3818-3828 - 15 STREET SE

## Property Profile

Building Area:	3,324 sf plus $\pm$ 1,100 bonus mezzanine
Site Size:	0.45 acres
Available:	60 days
Asking Price:	\$690,000
Property Tax:	\$17,780.69 (2024)
City Assessment:	\$808,500 (2024)
Zoning:	IR - Industrial Redevelopment
Year Built:	1953
Frontage:	150'
Ceiling Height:	12'-14' (estimate)
Power:	150 amp (TBV)
Heating:	Forced air with no A/C
Loading Doors:	None

## Property Information

Positioned near major transportation corridors.

Excellent access to local, regional, and national markets.

Zoning provides a wide range of uses, including manufacturing, distribution, warehousing, auto servicing and recycling.

Lot size and zoning presents a host of redevelopment opportunities

Vacant possession

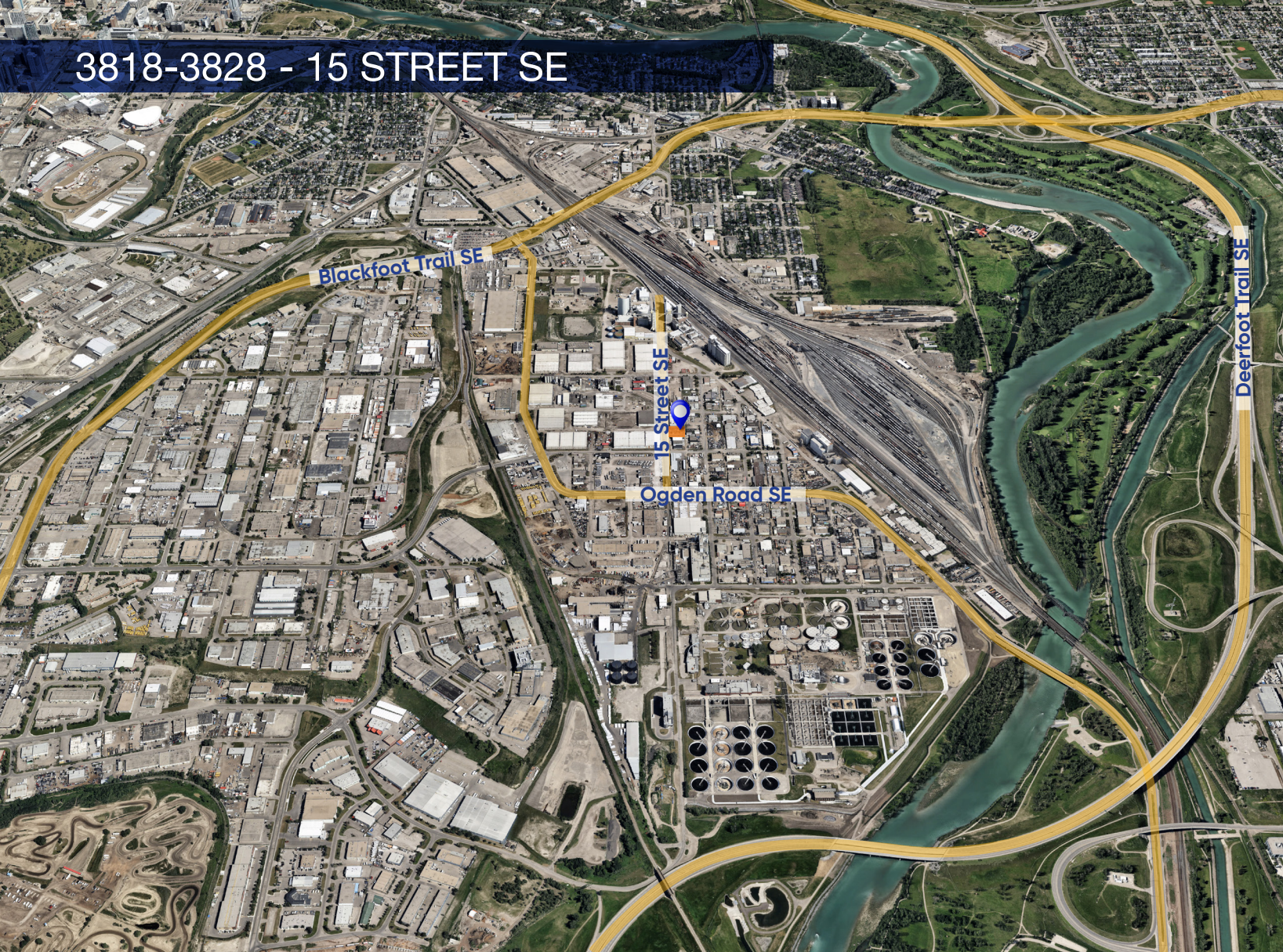
Priced at land value

Building currently occupied by woodworks tenant



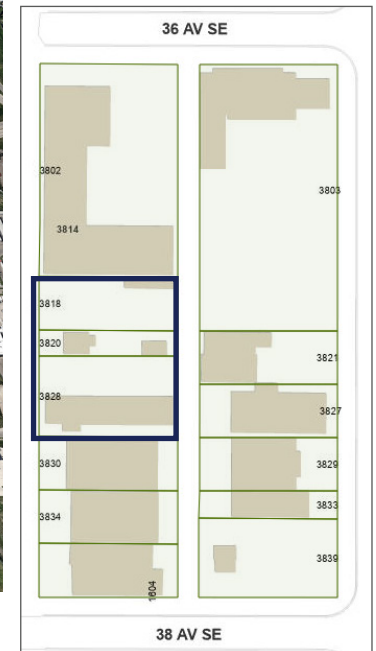


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## Drive times to major arteries in the area

Bonnybrook remains a crucial and highly desirable industrial area within Calgary due to its established infrastructure, strategic location, and capacity to support a wide range of industrial uses. Its future potential is tied to expanding e-commerce, logistics, and recycling sectors, and it is likely to continue playing a central role in Calgary's industrial landscape.



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