

FOR SALE

4,000 sf Shop with Drive-In Loading

4003 – 16 Street SE

Excellent opportunity to purchase standalone building in the Alyth/Bonnybrook Industrial District

Contact:

Austin Leclerc
403.690.2001
aleclerc@cresa.com

David Miles
403.809.5859
dmiles@cresa.com

cresa 

4003 - 16 STREET SE

Property Profile

Building Area:	Office: 540 sf
	Shop: 3,460 sf
	Total: 4,000 sf
Site Size:	0.15 acres
Site Coverage:	0.61%
Legal Description:	Plan 2167N, Block 16, Lot 1
Available:	60 days
Asking Price:	\$630,000.00
Property Tax:	\$16,670.09 (2024)
Year Built:	1959
Construction:	Concrete block
Roof:	Tar and gravel
Zoning:	I-R Industrial Redevelopment
District:	Alyth/Bonnybrook
Parking:	6 stalls, plus ample street parking
Environmental:	Phase II ESA (2000)

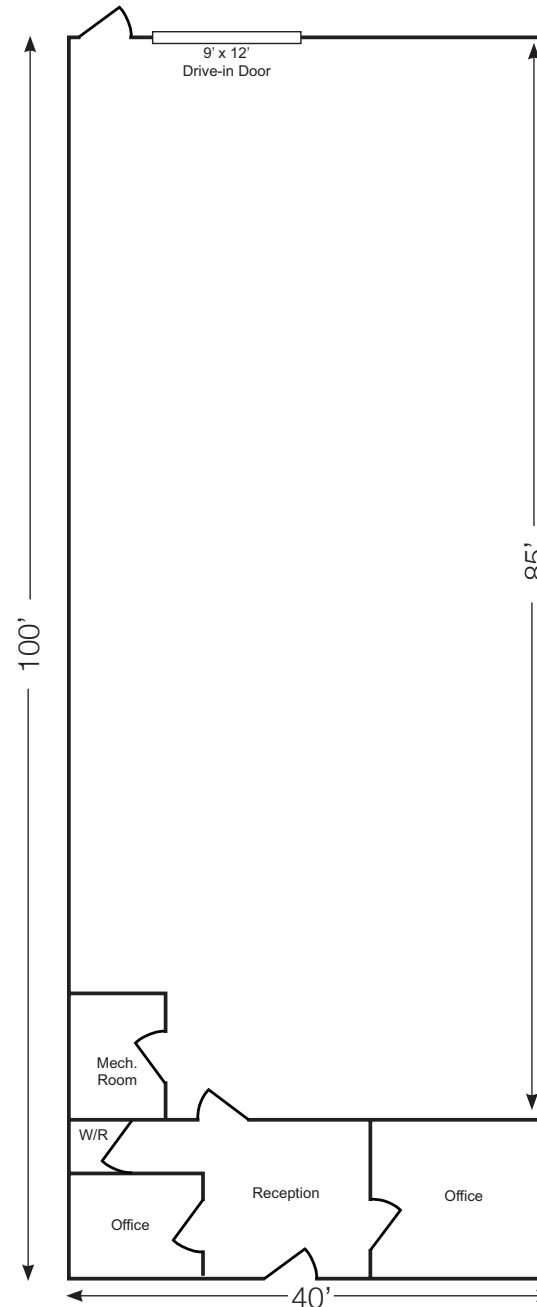
Property Information

Excellent property for owner/users in need of wide-open warehouse space with some office frontage.

Conveniently located to major arteries including Ogden Road, Deerfoot Trail and Highfield Blvd SE.

Short driving distance to several amenities located along Blackfoot Trail and Macleod Trail.

Floor Plan



Ceiling Height:
10'2" (9'4" clear)

Power:
100 amp 1-Phase and
100 amp 3-Phase (TBV)

HVAC:
Furnace - forced air gas fired
system

Sprinklered:
No

Sump/Drain:
No

Loading:
One, 9'H x 12'W, drive-in door

*Measurements are
approximate



Drive Times & Amenities

- 1 minute drive-time to Ogden Road SE
- 3 minute drive-time to Blackfoot Trail SE
- 7 minute drive-time to Deerfoot Trail SE
- Nearby amenities including Crossroads Market

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

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