



Calgary SMI Commercial
Real Estate Limited
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Calgary, Alberta, T3H 3C8

www.smicommercial.com

Contact:

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Shop & Yard For Sale



2919 – 49 Avenue SE

CO-BROKER:
**GREY
ROCK**
Marketing Solutions Inc.

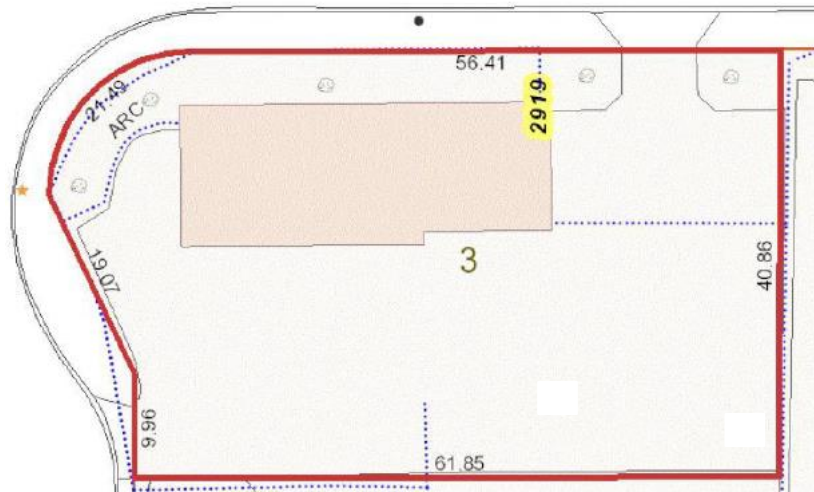
3402 – 8th Street S.E.
Calgary, Alberta, T2G 5S7

FAX: (403) 243-6432
www.bobvesey.com

Contact:

Bob Vesey
(403) 243-7112
Bob@BobVesey.com

- **5,672 s.f.** incl. approx. 2,792 s.f. office on 2 levels and 2,880 s.f. shop
- Fully-paved **.66 ac.** site
- Potential additional 10,000 sq. ft. neighbouring site for lease
- Additional mezzanine storage in shop
- 200 amps power
- Two 12' wide X 12' high Drive-in doors with electric openers
- Shop height approx. 16'
- Sump drain & exhaust fans with drops
- Infrared heaters
- Bright, air conditioned offices / showroom with lots of windows
- I-G zoning
- Built 1998
- New roof
- Corner location with drive-through yard & electric gate
- On-site and street parking
- Golden Triangle Industrial Park
- Close to Deerfoot, Barlow, Peigan & Stoney Trails



Click or type for
 YouTube
Virtual tour:
https://youtu.be/JguYM_ps-9g

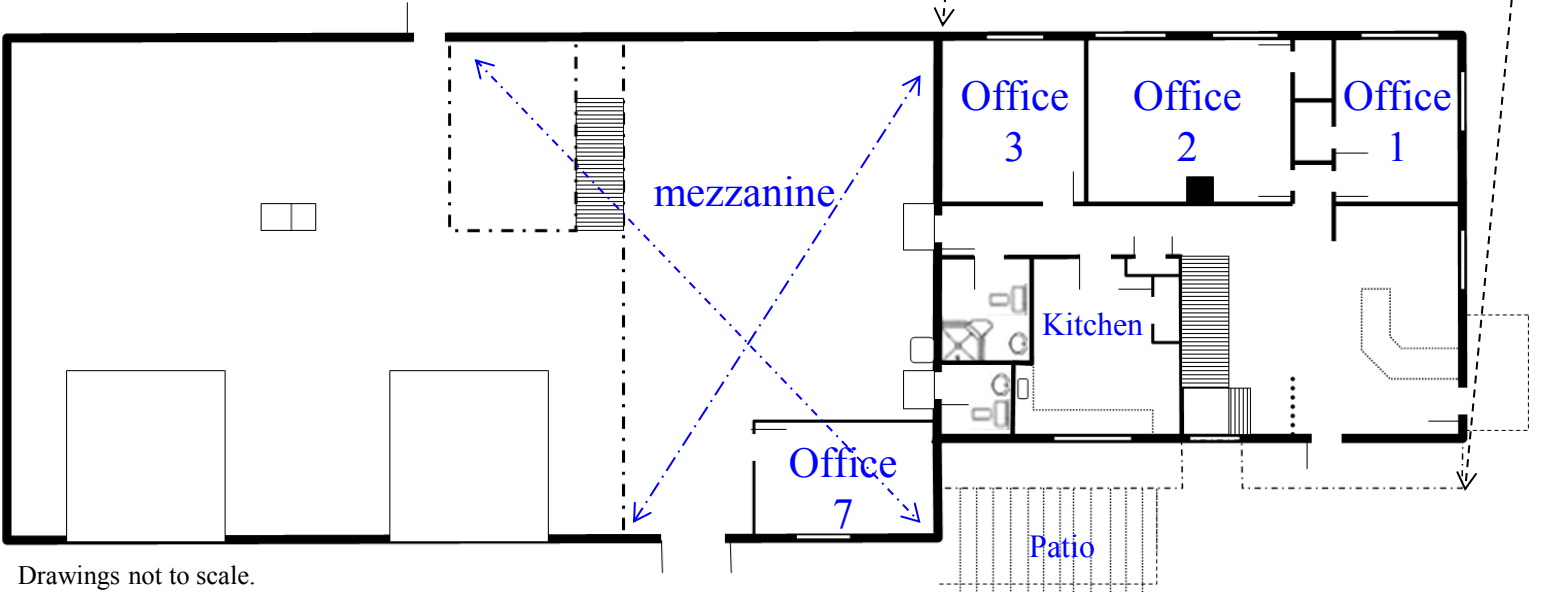
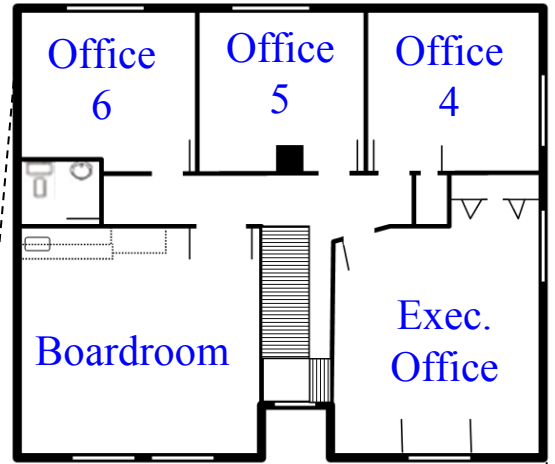


\$1.49 Million



All information herein is approximate, intended for marketing purposes only, may not be exact, and is always subject to confirmation by those relying upon it.

2nd Floor Office



Drawings not to scale.

