



Freestanding building for sale or lease with **prime exposure**

665 Goddard Avenue NE, Calgary, AB

Approximately 40,978 square foot freestanding service/showroom facility situated on ± 4.16 acres. Located with exceptional exposure to McKnight Boulevard NE, which sees upward of 51,000 vehicles per day.



**VIRTUAL
TOUR**

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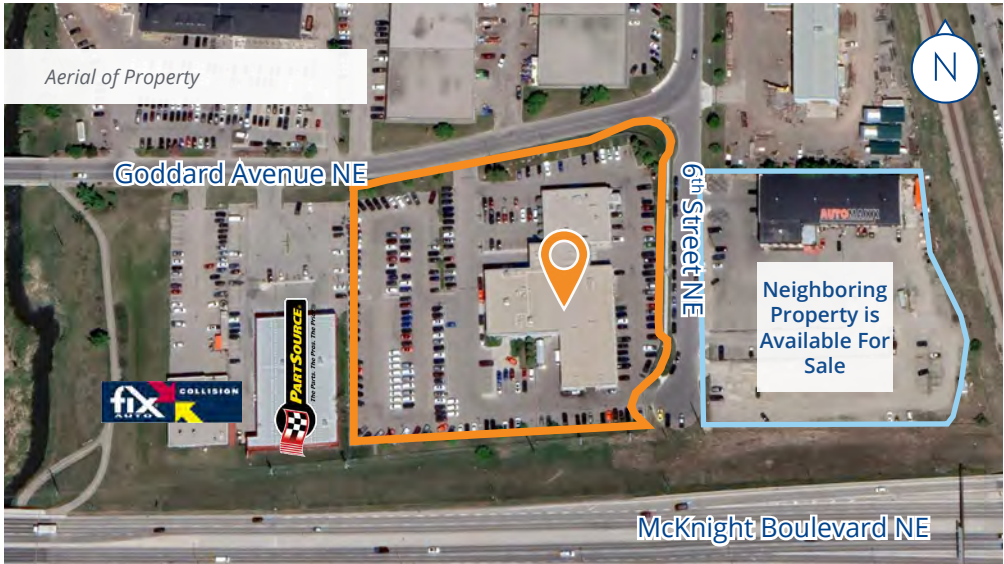
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Colliers

Property Overview

District	Skyline
Zoning	I-C, Industrial Commercial
Year Built	1997
Site Size	±4.16 Acres
Total Available Area	±40,978 SF
Showroom/Sales/Storage	±11,897 SF
Service Shop	±20,661 SF
Second Floor	±8,420 SF
Site Coverage	22.61%
Ceiling Height	Various Heights
Lighting	LED
Power	1,200 Amp, 600 Volt (TBV)
Loading	10 Drive-In Doors
	1 Drive-Thru Bay
Make-Up Air	Yes
Taxes	\$182,337.84 (est. 2023)
Asking Lease Rate	Market
Asking Sale Price	Market
Operating Costs	TBV
Available	Immediately





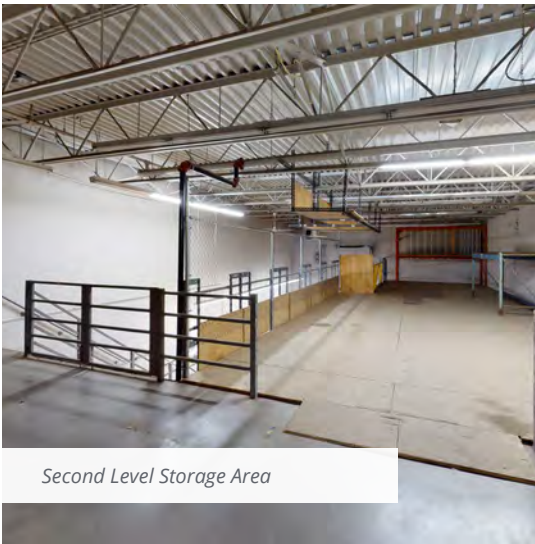
Service Area



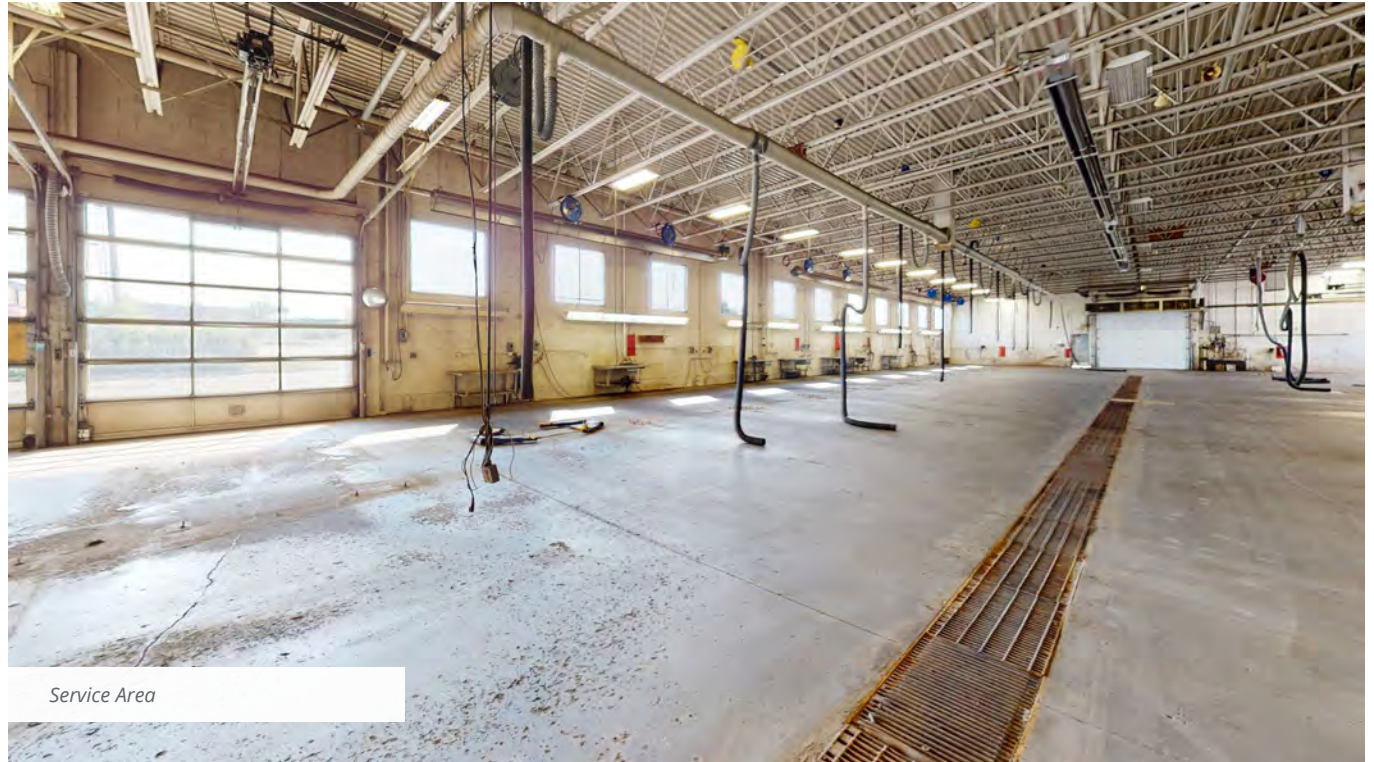
Customer Lounge



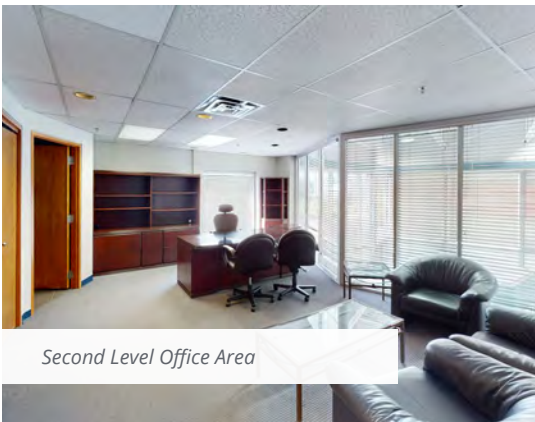
Reception Area



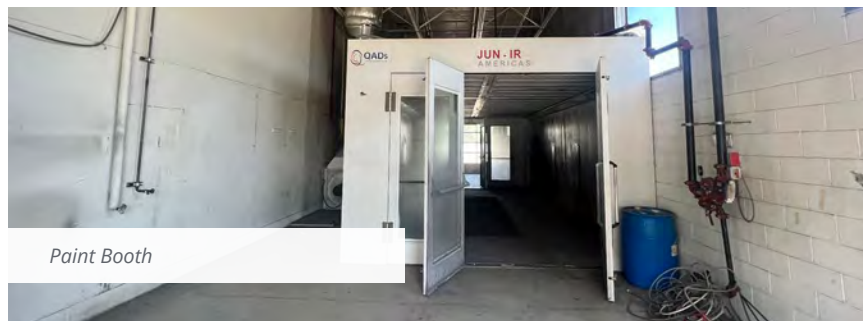
Second Level Storage Area



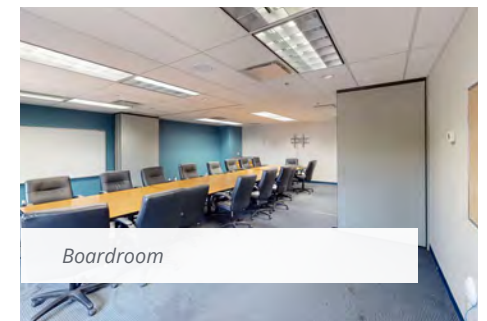
Service Area



Second Level Office Area

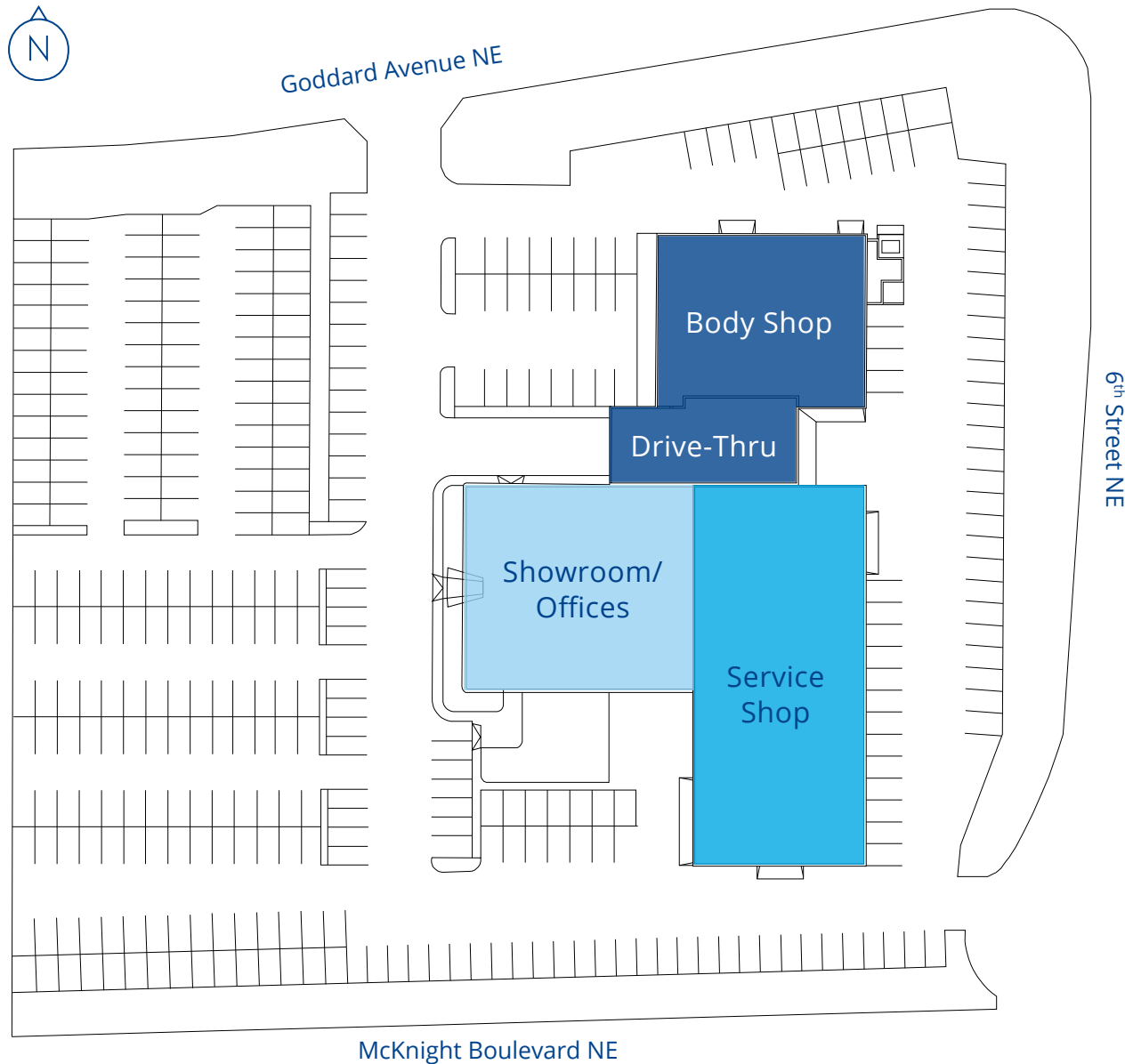


Paint Booth



Boardroom

Site Plan



Highlights

- Potential future redevelopment site with increased density
- Flexible I-C zoning, which allows for a variety of uses
- 354 parking stalls
- Trench drains and sumps
- Paint booth and wash bay
- Steel frame construction
- Parts storage area and parts counter
- Customer lounge area
- Large reception area, multiple washrooms, and office over two floors
- Direct exposure to McKnight Boulevard NE, which sees upward of 51,000 vehicles per day

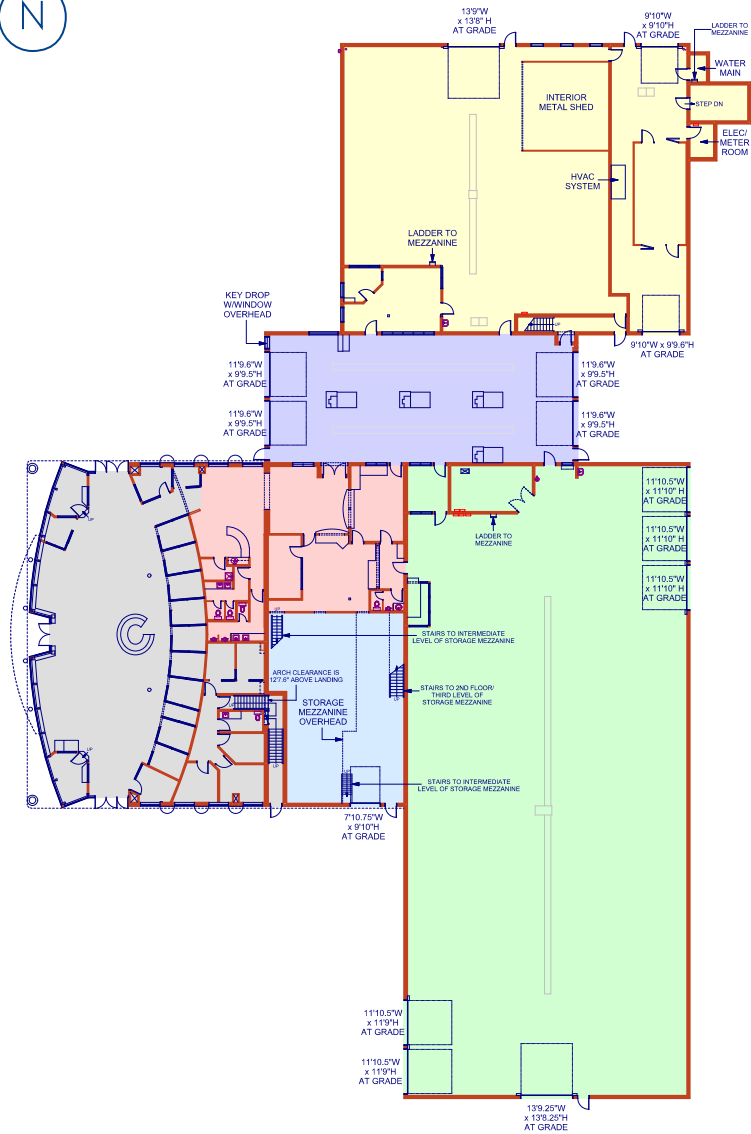
±40,978

square feet
available

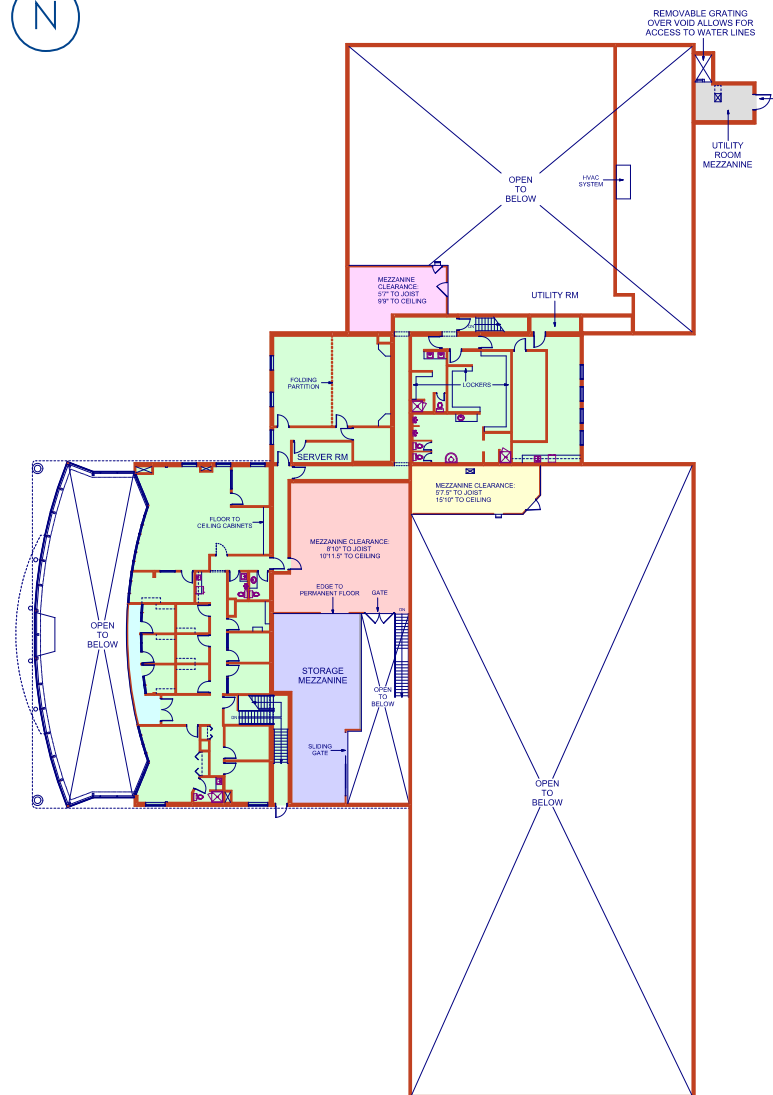
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Floor Plans

Main Floor



Second Floor



Amenities & Location



Subject Property

665 Goddard Avenue NE is a highly accessible site, located minutes away from Deerfoot Trail and nestled in the community of Thorncliffe (population 8,760). Over 51,000 vehicles pass by this section of McKnight Boulevard every day, which is surrounded by nearby amenities such as A&W, Denny's, 7-Eleven, Shell, and Esso.

- Highly visible location with direct exposure to McKnight Boulevard NE
- 11 minutes to Downtown Calgary and 15 minutes to the Calgary International Airport
- Nearby communities include Highland Park, North Haven, and Huntington Hills
- 2 minute walk to the 4th Street bus stop (route 5)



Restaurant



Grocery



Bank



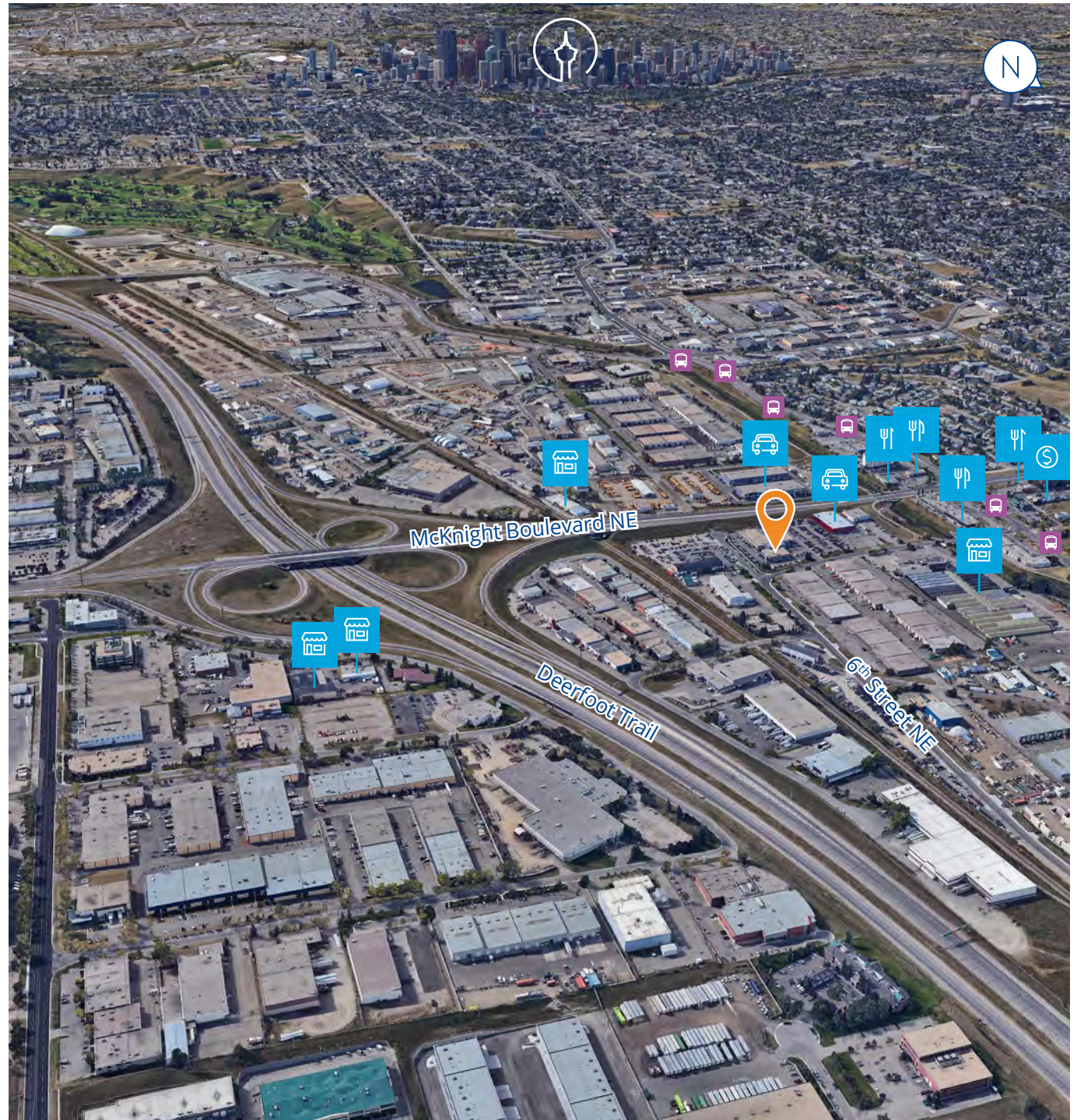
Gas or Service Station



Retail



Bus Stop





16th Avenue NE

Deerfoot Trail

Barlow Trail SE

36th Street NE

McKnight Boulevard NE

52nd Street NE

Memorial Drive NE

Stoney Trail

17th Avenue SE

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