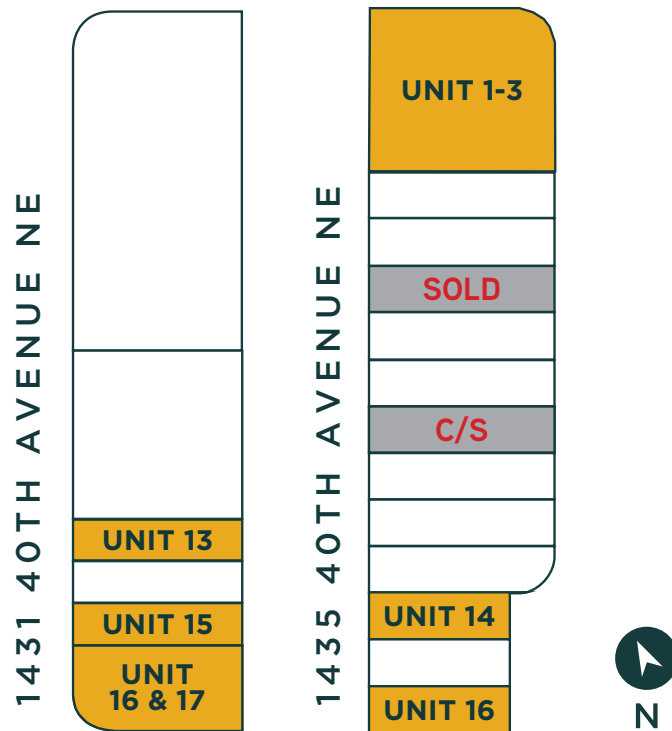




McCALL 40TH
BUSINESS PARK

1431 & 1435 40TH AVENUE NE
CALGARY, AB

INDUSTRIAL SPACE **FOR SALE**



1431 40TH AVENUE NE

Unit #	Main Floor	Mezzanine	Total	Condos Fees (est. 2019)	Individual Property Taxes (est. 2019)	Sale Price
13	1,568 SF	622 SF	2,190 SF	\$1.73 PSF	\$3.94	\$514,757
15	1,569 SF	622 SF	2,191 SF	\$1.73 PSF	\$3.94	\$493,095
16 & 17	3,025 SF	1,176 SF	4,201 SF	\$1.73 PSF	\$3.94	\$957,828

1435 40TH AVENUE NE

Unit #	Main Floor	Mezzanine	Total	Condos Fees (est. 2019)	Individual Property Taxes (est. 2019)	Sale Price
1 - 3	5,362 SF	2,083 SF	7,444 SF	\$2.11 PSF	\$3.64 PSF	\$ 1,714,665
6	1,558 SF	617 SF	2,174 SF	\$2.11 PSF	\$3.64 PSF	SOLD
9	1,563 SF	618 SF	2,181 SF	\$2.11 PSF	\$3.64 PSF	C/S
14	1,157 SF	466 SF	1,623 SF	\$2.11 PSF	\$3.64 PSF	\$381,403
16	1,116 SF	450 SF	1,566 SF	\$2.11 PSF	\$3.64 PSF	\$367,993

FEATURES

1431 & 1435 40th Avenue NE, Calgary, AB

SITE

- Zoning: I-G Light Industrial District
 - Permitted uses include: manufacturing, warehousing, distribution & logistics
 - F-3 occupancy uses are permitted ex: creameries, factories, laboratories, light-aircraft hangars (storage only), salesrooms, sample display rooms, storage garages, storage rooms, warehouses, and workshops
- Parking: 1.79 stalls per 1,000sf nationally allocated and shared amongst owners/tenants

BUILDING

- Built in 1991 and 1999
- Renovated in 2016
- Foundation: reinforced concrete, shallow spread footings and perimeter foundation walls with 125mm thick concrete slab on grade. Mezzanine level is 190mm thick reinforced concrete supported on HSS columns
- Structural walls: pre-cast concrete tilt-up
- Store front windows are double glazed aluminum frame units, on both grade and 2nd level offices
- 4-hour fire wall, constructed from concrete masonry block, divides each building in half
- Drive in loading facilities - typically 12ft H X 14ft W doors, 1 per bay
- HVAC for office areas is provided by a natural gas-fired furnace unit with an associated roof-top condensing unit

- Warehouse spaces are equipped with infrared heaters or unit heaters. Exhaust air is made-up from point of use fans inside the building
- Each unit has its own hot water heaters located within the office areas
- Roof: EPDM single ply membrane on steel Q-deck supported by steel frame columns and joists
- 17ft - 22ft clear ceiling heights
- 100 Amps, 120/208 Volt, 3 phase power (per unit) - TBV

CUSTOMIZATION OPTIONS*

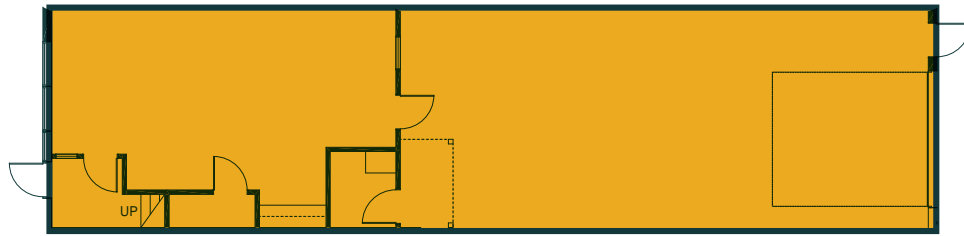
- Interior paint
- New flooring
- Upgraded window coverings
- Upgrade to T5 lighting in warehouse spaces/LED lighting in office
- Re-demising to suit
- New washrooms/upgrade to existing
- Signage upgrade



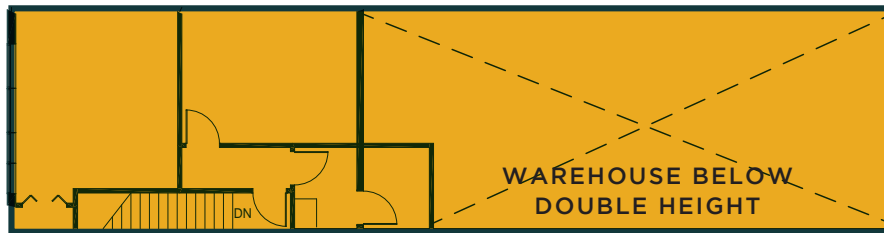
Dimensions, sizes, specifications, layouts and materials are approximate only and subject to change without notice. The vendor reserves the right to make modifications to the information contained herein. E.&O.E

UNIT 13

CONDO UNIT 23



MAIN FLOOR



MEZZANINE

UNIT 15

CONDO UNIT 25

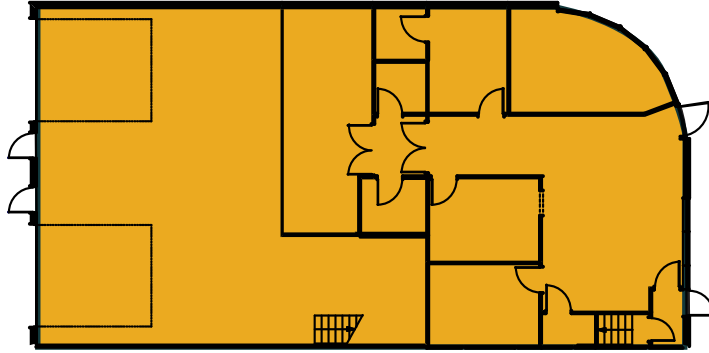


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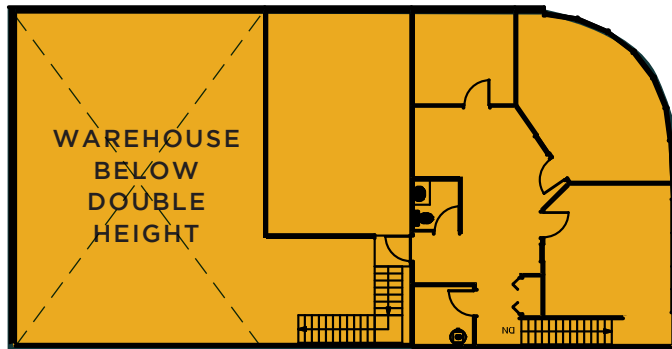


MEZZANINE

UNIT 16 & 17
CONDO UNIT 26



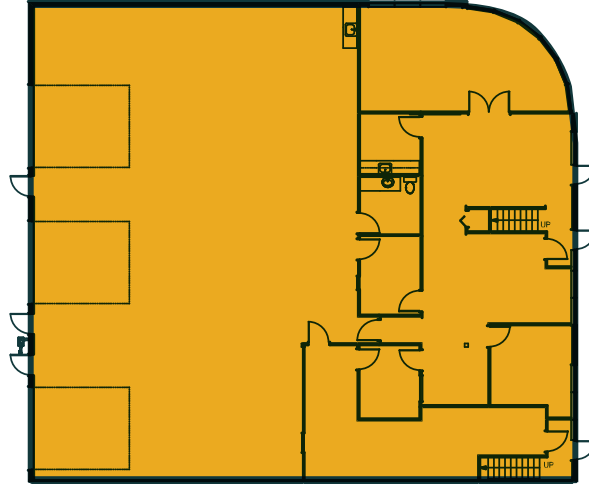
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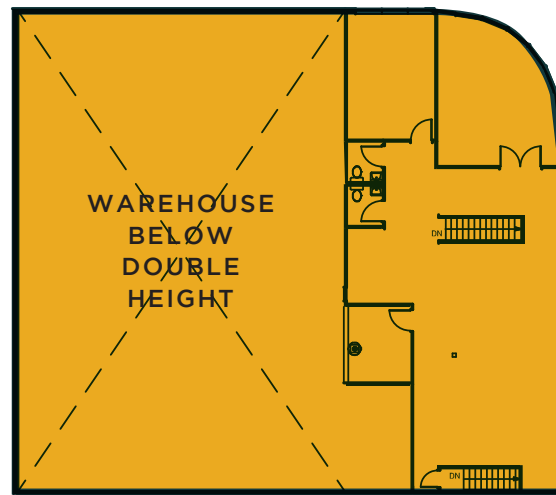
MEZZANINE



UNIT 1-3
CONDO UNIT 23



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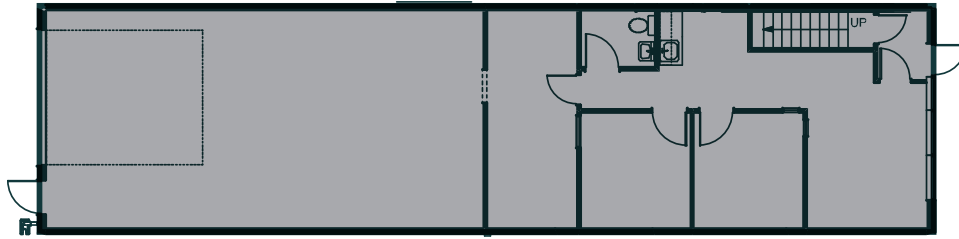


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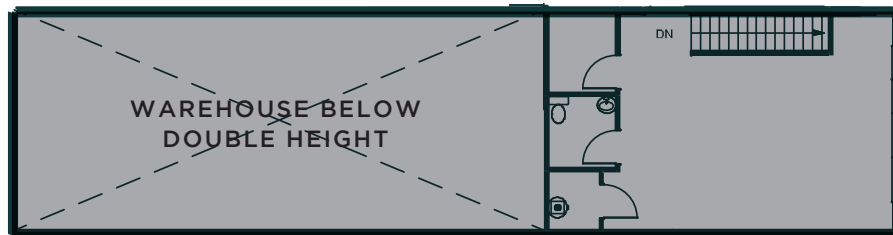


SOLD

UNIT 6
CONDO UNIT 8



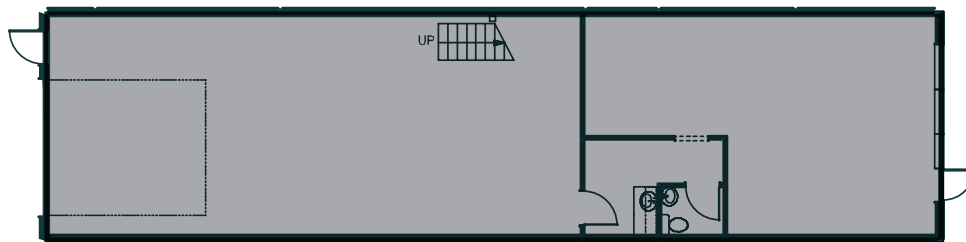
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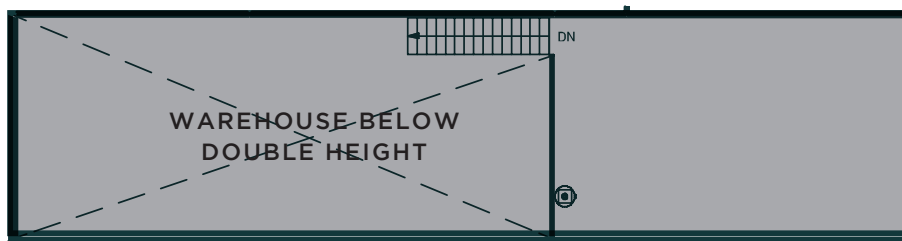
MEZZANINE

C/S

UNIT 9
CONDO UNIT 6

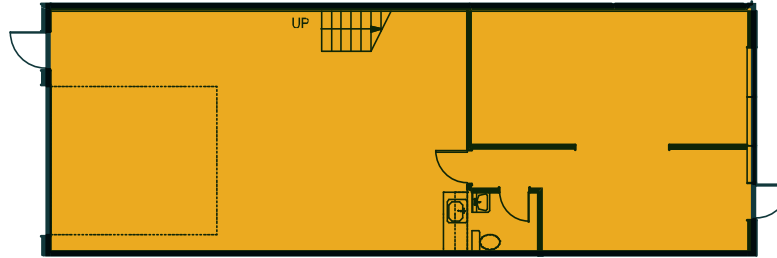


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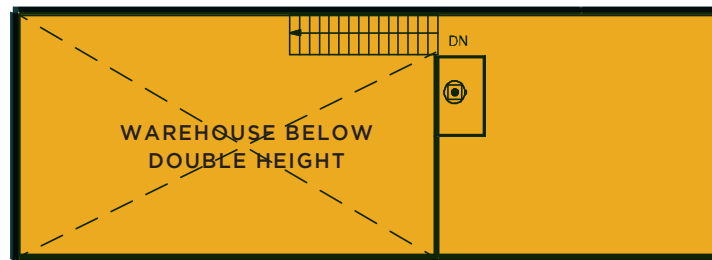


MEZZANINE

UNIT 14
CONDO UNIT 3

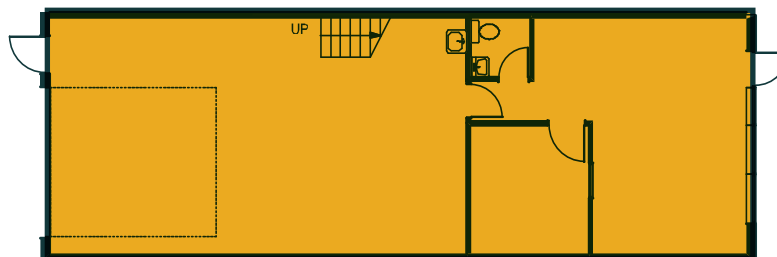


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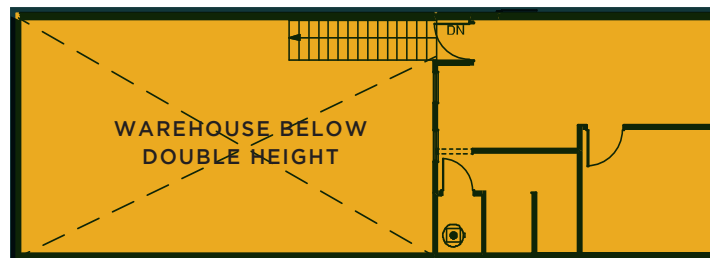


MEZZANINE

UNIT 16
CONDO UNIT 1



MAIN FLOOR



MEZZANINE

MCCALL 4TH

BUSINESS PARK



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