

# ***SERVICE FACILITY BUILDING***

## **FREESTANDING ON 3.08 ACRES**



**FOR SALE OR LEASE |** 416 MONUMENT PLACE SE  
CALGARY

Leading Agent |  
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## BUILDING HIGHLIGHTS

### ADDRESS

416 Monument Place SE

### BUILDING SIZE

Main Building: 11,916 SF

Rear Shop: 4,000 SF

**Total Size: 15,916 SF**

### SALE PRICE

\$3,975,000.00

### LEASE RATE

\$14.00 PSF

### LIGHTING

LED

### CLEAR HEIGHT

22'-26'

### CRANES

2 - 15 ton in Main Building

2 - 7.5 ton in Rear Shop

### SITE SIZE

3.08 Acres

### ZONING

Industrial General (I-G)

### PROPERTY TAX

TBV

### OP COSTS

\$3.50 PSF (Est. 2021)

### LOADING

1 Drive-In (14'x16')

### POWER

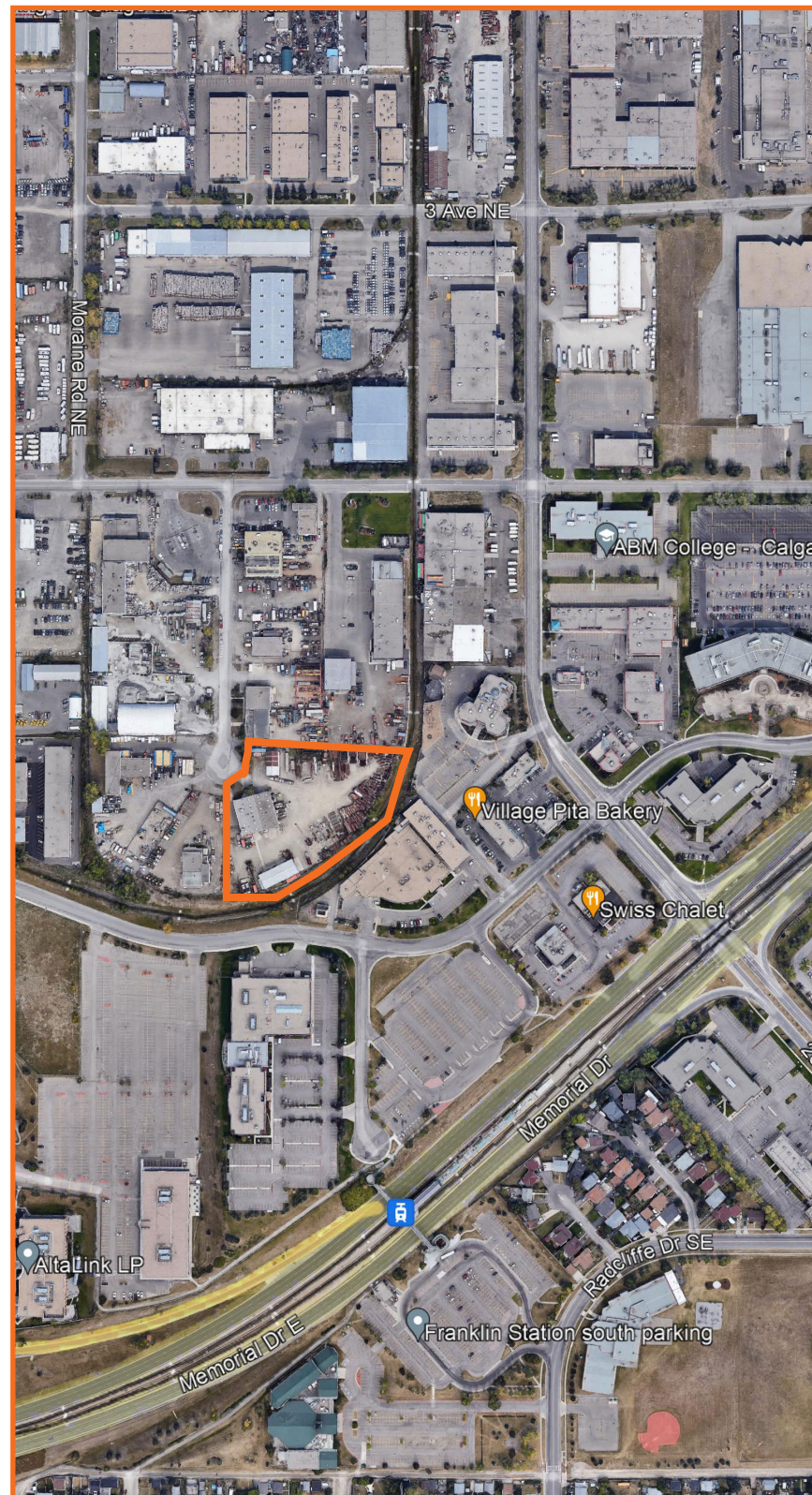
400 Amps, 600 Volt Per Building

### AVAILABILITY

Immediate

## COMMENTS

- Easy access to 16 Avenue. Barlow Trail, Memorial Trail and Deerfoot Trail
- Great exposure facing onto Barlow Trail
- Cranes and Power
- 2+ acres of yard
- Available immediately
- 2+ Acres of yard
- Total site compacted with crushed asphalt



# FLOOR PLAN

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## MAIN FLOOR AND SHOP AREA

