



DOWNTOWN

For Sale or Lease

±71,730 Square Feet on
±2.00 Acres Available

2008 - 48th Street SE

17th Avenue SE

52nd Street SE

Neil Ferris, SIOR

Senior Vice President | Partner

+1 403 875 8004

neil.ferris@colliers.com

Kyle Bietz

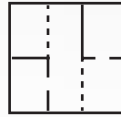
Associate

+1 587 225 5004

kyle.bietz@colliers.com

Colliers

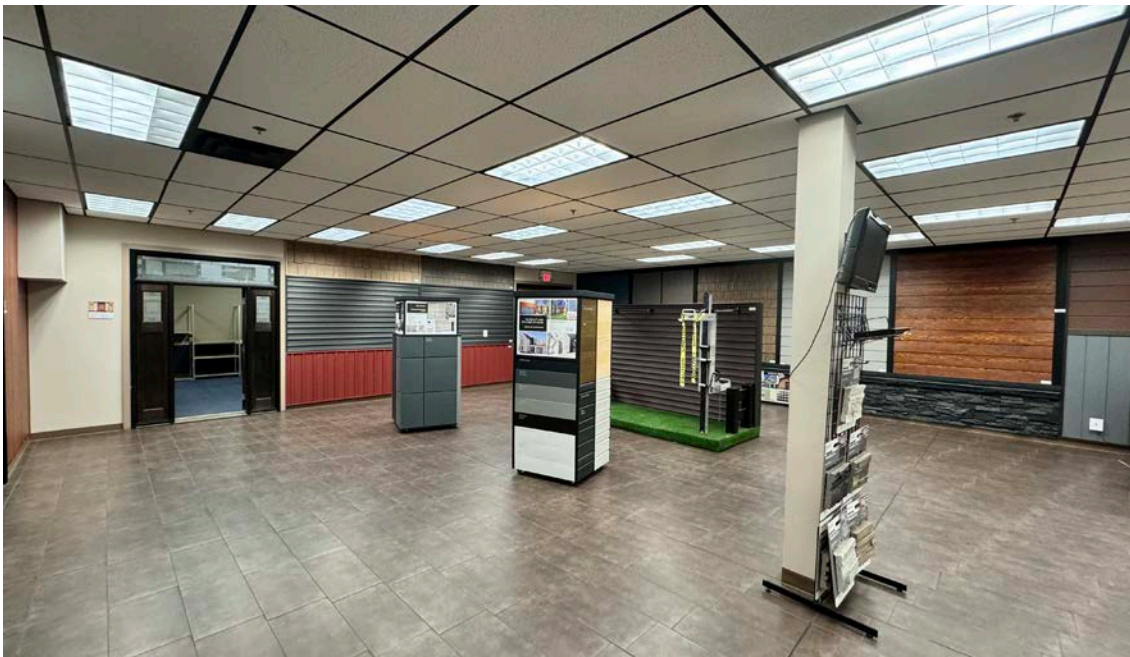
Property Overview



District	Forest Lawn Industrial
Zoning	D-C, Direct Control
Year Built	1972
Site Area	±2.00 Acres
Total Available Area	±71,730 SF
Warehouse Area	±32,000 SF
Dry Storage/Loading	±31,730 SF
Office Area	±5,500 SF
Showroom	±2,500 SF
Ceiling Height	17' - 18' Clear
Loading	2 Interior Dock Doors 10 Drive-In Doors
Power	1,200 Amp (TBV)
Lighting	Metal Halide
Sprinklers	Yes
Taxes	\$171,539.16 (est. 2024)
Operating Costs	TBV
Asking Sale Price	\$5,495,000.00
Asking Lease Rate	\$5.50 PSF
Available	December 1, 2024

Site Plan

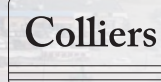






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Colliers Canada

330, 115 Quarry Park Road SE
Calgary, Alberta T2C 5G9
+1 403 266 5544

Neil Ferris, sior

Senior Vice President | Partner
+1 403 875 8004
neil.ferris@colliers.com

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Associate
+1 587 225 5004
kyle.bietz@colliers.com

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