FOR SALE

20,320 Sq. Ft. (+/-)





# **FABRICATING BUSINESS & PROPERTY**

# **Property Highlights**

- Over 40 years of experience in the machining industry
- Located in the heart of the Foothills industrial area. Minutes away from Barlow Trail SE, Glenmore Trail SE, and 52nd Street SE
- · Large facility with heavy power.
- Over \$2.6 Million in equipment and machinery
- Extensive list of large clients
- Full financials and building appraisal available with a signed NDA





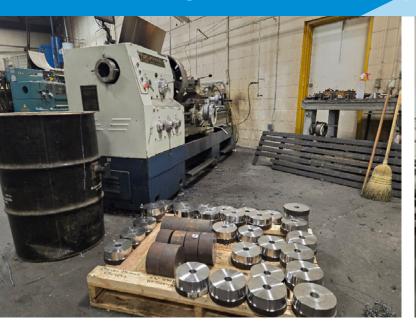






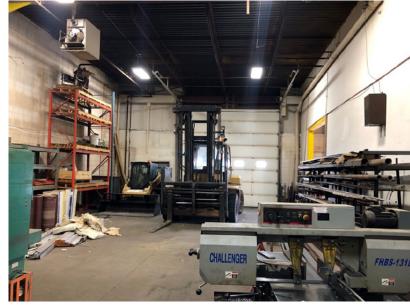
FOR SALE
Fabricating Business & Property















# **FOR SALE**

# Fabricating Business & Property



# **Property Information**

Municipal Address: 4416 64 Ave SE, Calgary, Alberta

**Size: Office** 2,388 Sq. Ft. (+/-)

**Mezzanine** 1,800 Sq. Ft. (+/-)

**Total Building** 20,320 Sq. Ft. (+/-)

**Lot Size:** 0.91 Acres(+/-)

Zoning: IG

Parking: Ample surface parking

Power: 1000 amps 3 Phase

Ceiling Height: 20' feet to Joist

**Loading:** (2) 10x10, (4) 12x14, (3) 14x16 | 9 total

Possession: Immediate/negotiable

### **Contact**

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**Property Price:** \$4,100,000.00

