PROPERTY HIGHLIGHTS

- Rare small bay investment opportunity in central NE Calgary
- Close proximity to several amenities and Marlborough LRT Station
- 10 minute drive to downtown Calgary
- Easy access to Barlow Trail, Memorial Drive, Deerfoot Trail and Trans Canada Highway

Marshall Toner**
EVP, National Industrial
+1 403 456 2214
marshall.toner@am.jll.com

Ryan Haney**
Senior Vice President
+1 403 456 2221
ryan.haney@am.jll.com

Chris Saunders**
Senior Vice President
+1 403 456 2218
chris.saunders@am.jll.com

Carey Koroluk**
Associate
+1 403 456 2346
carey.koroluk@am.jll.com

Lindsay Syhlonyk**
Manager, Transactions & Associate
+1 403 456 2230
lindsay.syhlonyk@am.jll.com
**PROPERTY DETAILS**

**Address:**
2820 Centre Avenue NE, Unit 14

**Zoning:**
I-G (Industrial - General)

**District:**
Meridian - Franklin

**Year Built:**
1990

**Construction:**
Concrete block

**Size:**
1,725 s.f.

**Ceiling Height:**
18’ clear

**Power:**
100 amps @ 600 volts (TBV)

**Loading:**
Drive-in loading

**Sprinklered:**
Yes

**Condo Fees (2018):**
$3.82 per s.f.

**Sale Price:**
$411,300.00 ($225 per s.f.)

**Net Annual Income:**
$19,837.50

**Term:**
March 31, 2022