



For Sale

Property Highlights

- Excellent exposure to Glenmore Trail
- High quality open concept office buildout with skylights
- Dock and drive-in loading
- Fibre optic available
- Ventilated electric forklift charging area
- Make-up air unit and dual HVACs

6027 - 79 Avenue SE, Unit 22

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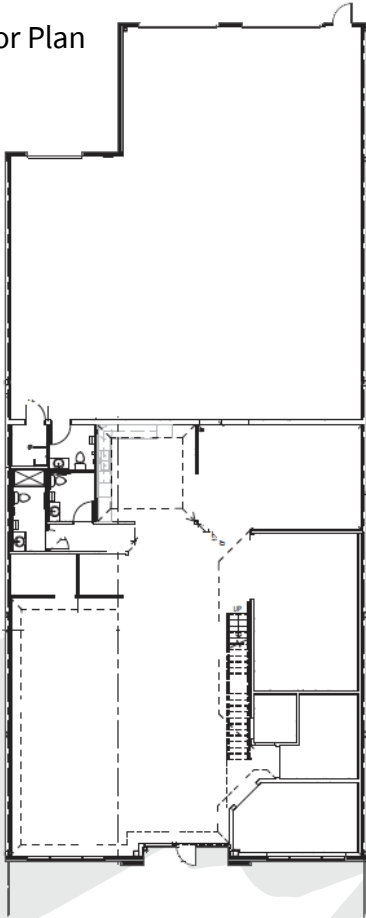


Property Information

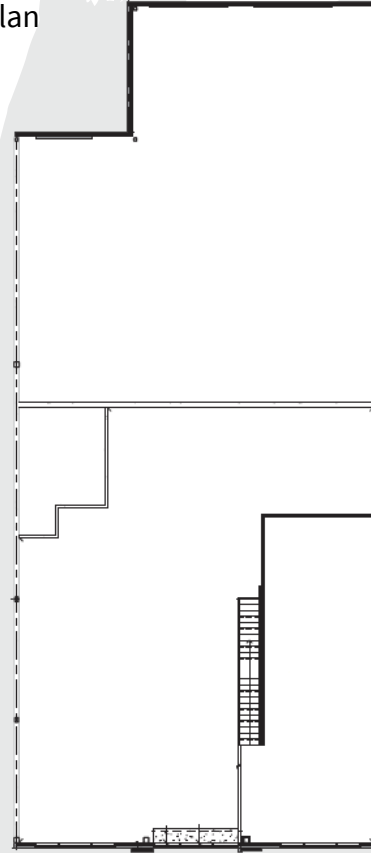
Address:	6027 - 79 Avenue SE, Unit 22	Loading:	2 (12'x14') drive-in doors 1 (8'6"x10') dock door with hydraulic leveller 1 (7'6"x12') internal warehouse door
District:	Great Plains Industrial Park	Power:	200 amps @ 347/600 volts, 3 phase
Zoning:	I-G (Industrial General)	Property Taxes (2020):	\$2,102 per month
Square Feet:	Main floor Office: 3,777 s.f. Mezzanine: 936 s.f. <u>Warehouse: 3,015 s.f.</u> Total: 7,728 s.f.	Condo Fees (2020):	\$910.72 per month
Ceiling Height:	26' clear	Sale Price:	\$1,769,000 (\$229 per s.f.)
Sprinklers:	ESFR	Available:	Immediately

Floor Plan

Main Floor Plan



Second Floor Plan



Aerial Map

