



Jones Lang LaSalle  
Real Estate Services, Inc.  
500, 301 – 8th Ave SW  
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jll.ca

**FOR SALE**

**8544 47<sup>th</sup> Avenue NW**  
**Calgary, AB**

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**PROPERTY DETAILS**

**Building Size:** 4,500 s.f.  
**Land Size:** 12,037 s.f.  
**Asking Price:** \$2,200,000.00  
**Zoning:** C-N2 Commercial - Neighborhood 2  
**Parking:** 7 Surface Stalls  
**Legal Description:** 2660AP;1;23,24  
**Property Taxes:** \$22,275.26 (2018)

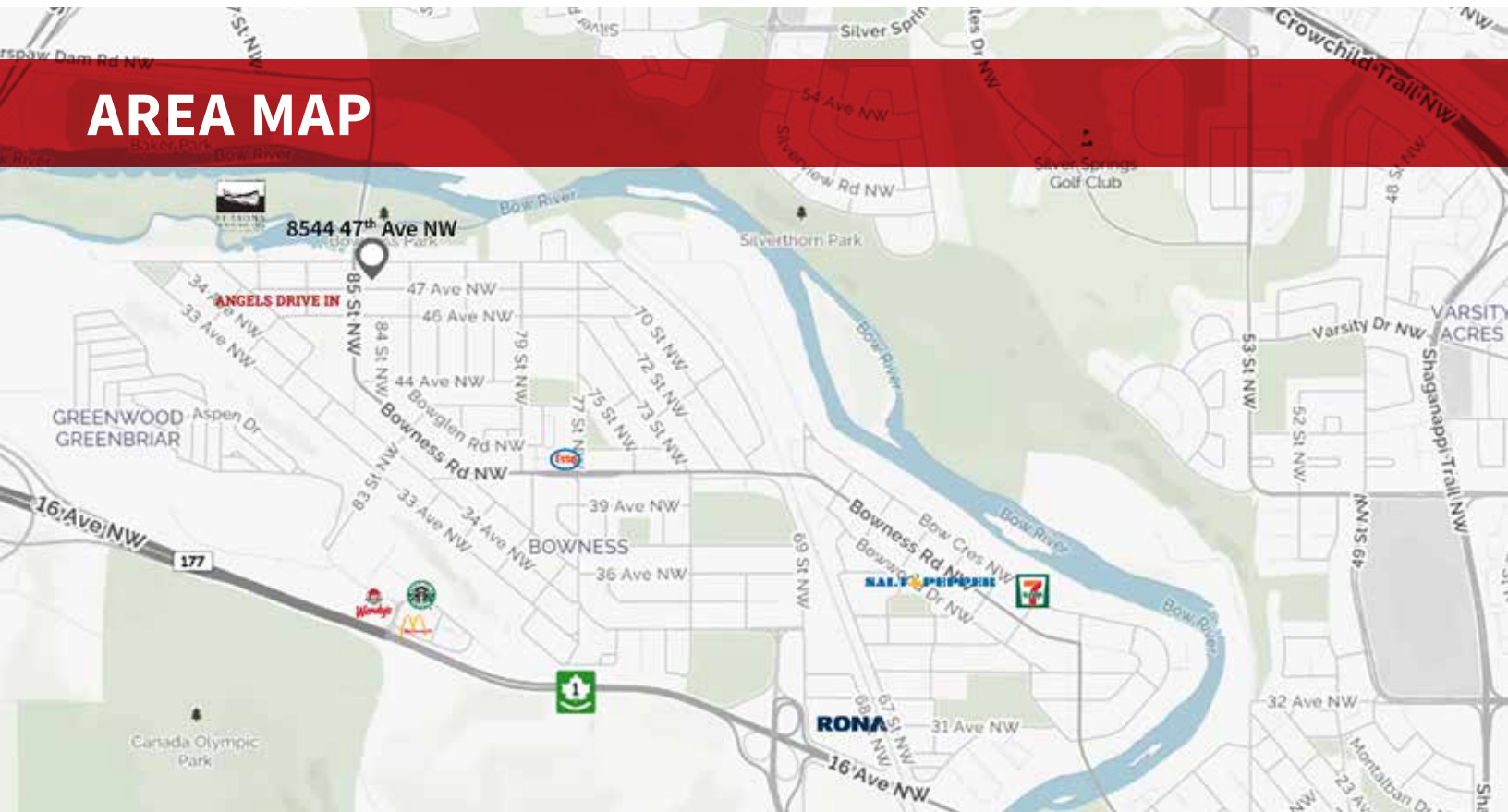
**PROPERTY HIGHLIGHTS**

- Prominent signage available at a highly visible corner
- 10' ceilings throughout
- Drive up loading
- Located in the community of Bowness





# FLOOR PLAN & SITE PLAN



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