

3016 21 Street NE

Calgary, Alberta

Cameron Woods

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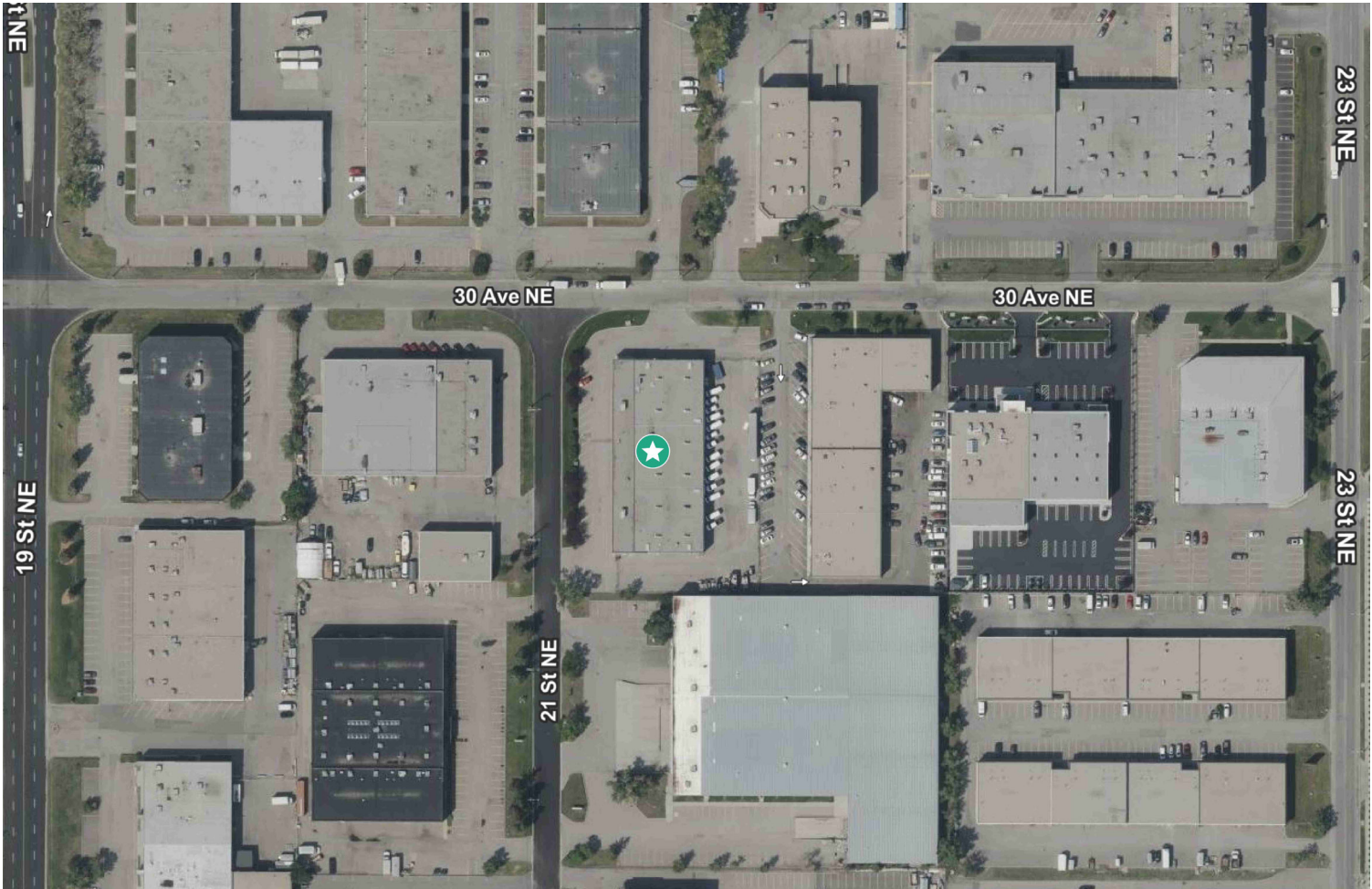
Blake Ellis

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Centrally Located 28,883 SF Warehouse Building on 1.51 Acres



3016 21 Street NE
Calgary, Alberta | T2E 6Z2



Rentable Area	Warehouse and Shop Rooms:	±18,807 SF	*Bonus Mezzanine: ±2,890 SF
	Main Floor Office:	±3,195 SF	
	2nd Floor Office:	±6,881 SF	
	Total Rentable Area:	±28,883 SF	
Yard Size	1.51 Acres (33.4% Site Coverage)		
Year Built	1978		
Zoning	I-G (Industrial-General)		
Power	800 Amps 120/208 Volt, 3 Phase		
Loading	2 x (14' x 14'), 1 x (14' x 14'), 1 x (16' x 14') Drive-in Doors		
Clear Height	17'8"		
Sprinklers	NFPA 25 2017 Edition, Wet System		
Property Taxes	\$85,494.37		
Sale Price	\$5,950,000 (\$206 PSF)		
Availability	July 1, 2026		

For Sale

I-G

Zoning

1.51

Yard Size (Acres)

5.9M

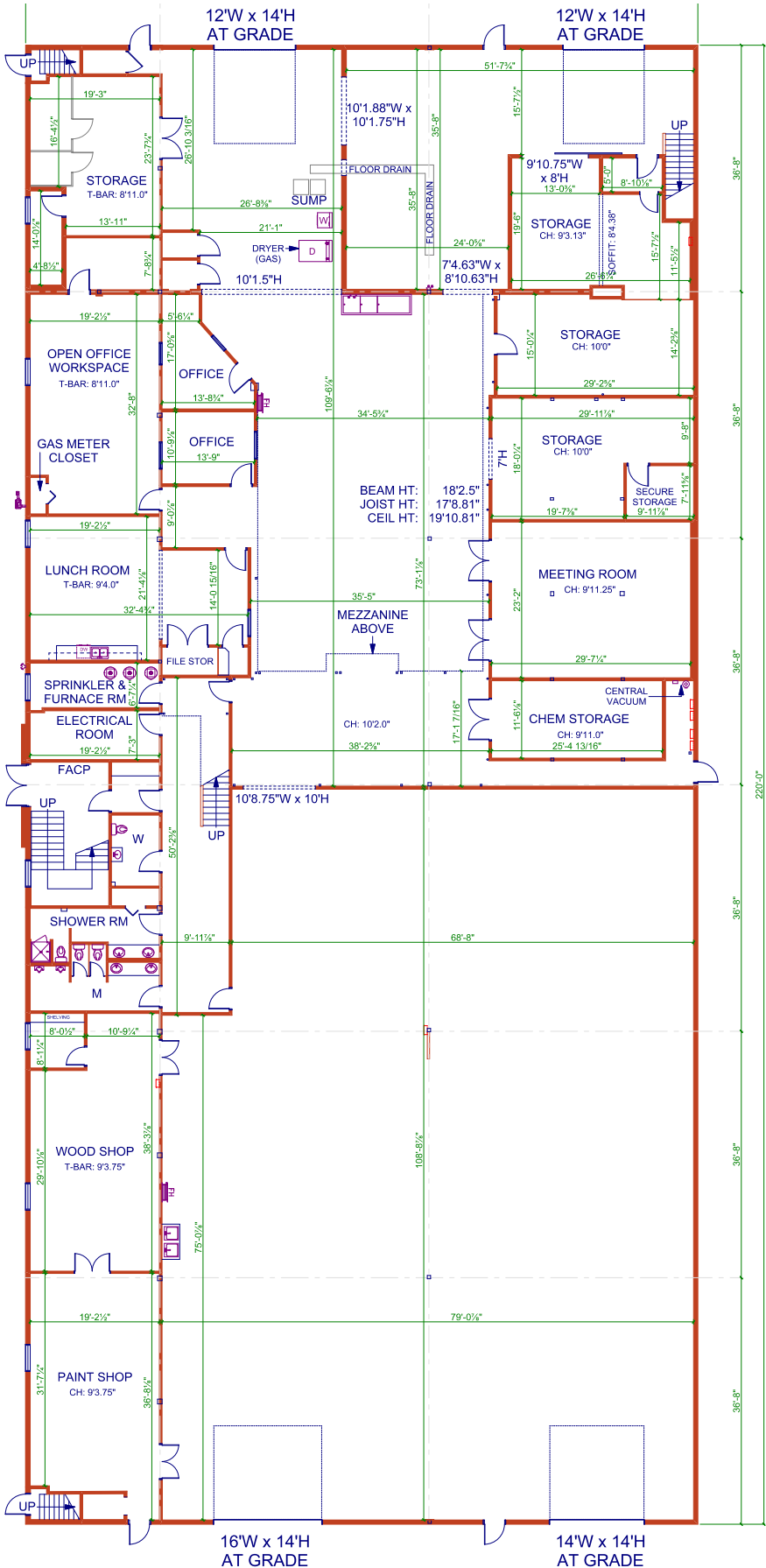
Sale Price (Millions)

Property Highlights

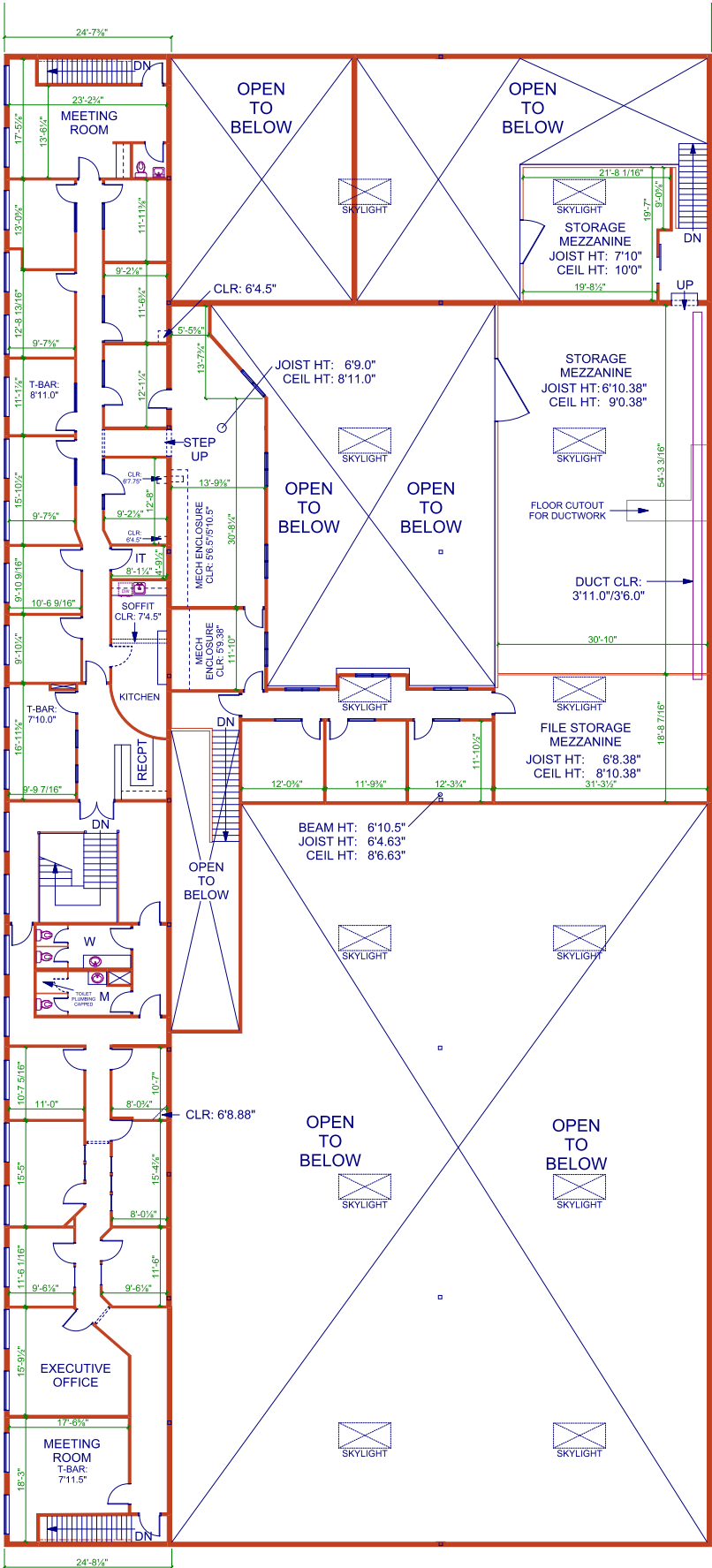
- + Professionally managed and well maintained warehouse with two levels of well-built office space
- + Fully paved, fenced, and secured site offering abundant on-site parking and generous outdoor storage capacity
- + Efficient loading configuration with oversized drive in doors
- + Substantial power capacity
- + Warehouse skylights providing excellent natural light
- + Located on a corner lot within Vista Heights Industrial Park
- + Excellent access to Barlow Trail SE, 32nd Avenue SE, Highway 1, and Deerfoot Trail
- + Approximately 16 minutes to Downtown Calgary and Calgary International Airport



Main Floor Plan



Second Floor Plan

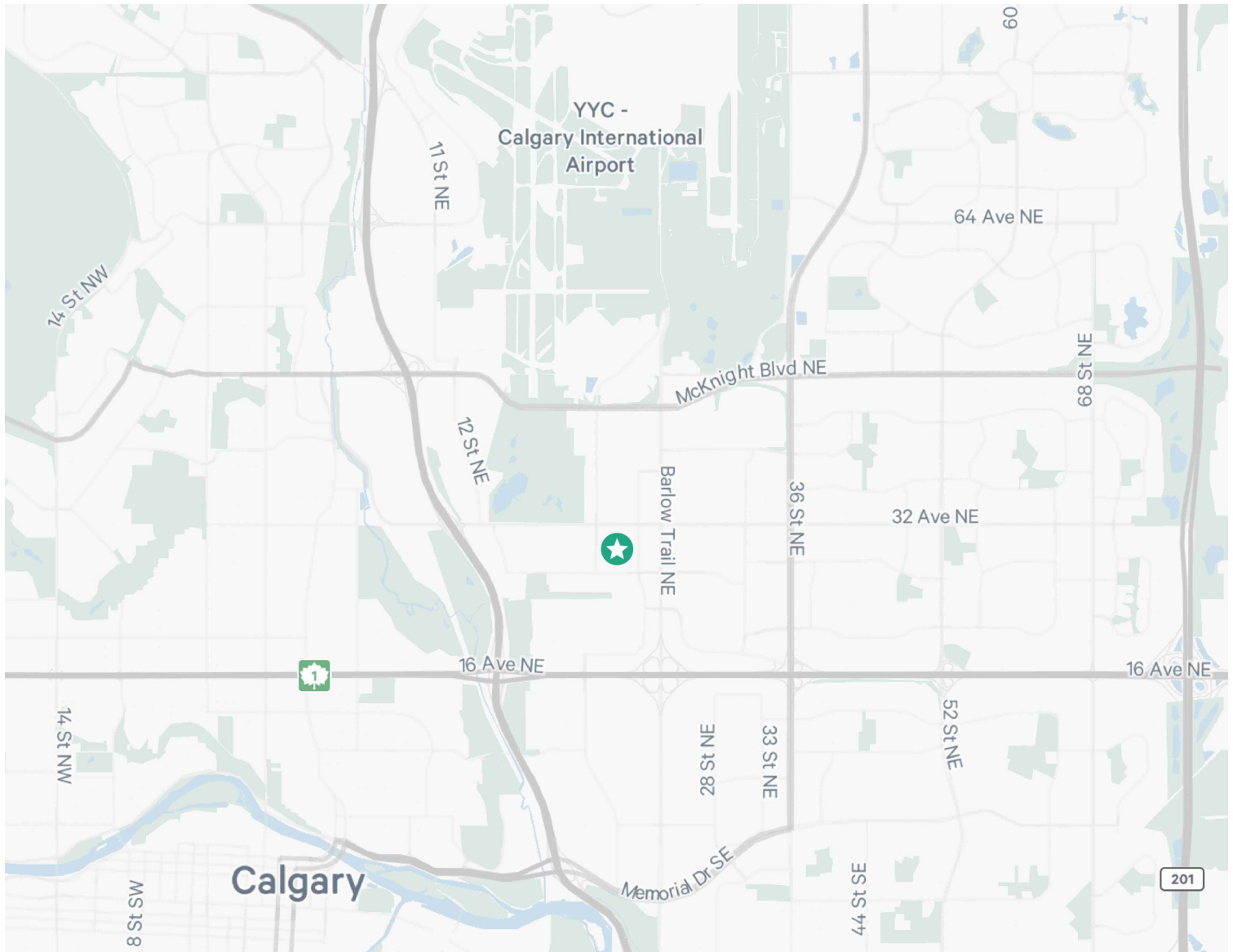


Interior Photos



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Contact Us

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