



Calgary SMI Commercial
Real Estate Limited
#1636, 246 Stewart Green SW
Calgary, Alberta, T2P 2T3

www.smicommercial.com

Please call:

Kimberly Kimball
403-701-0459

7150 – 104th Avenue SE



Investment Property

20,900 SqFt on 2.37 Ac

Subdivision: Point Trotter Industrial

Legal: Lot 13, Blk 3, Plan 1211094

Zoning: Industrial General (I-G)

Year Built: 2024

Ceiling Height: 28' clear (TBV)

Sprinklered: Yes - ESFR

Electrical Supply: 400 Amps (TBV)

Loading Doors: 7 Dock 8'6"x10'
1 Drive-In 14'x16'

Parking: 24 Staff
2 Wheelchair accessible
19 Trailer 56'x12'

Stabilized NOI: \$371,132.66.
over 3.5 years
(5yr Renewal Option)

Property Taxes: \$120,489.47 (2026)

Warehouse Area: 17,620+/- SqFt

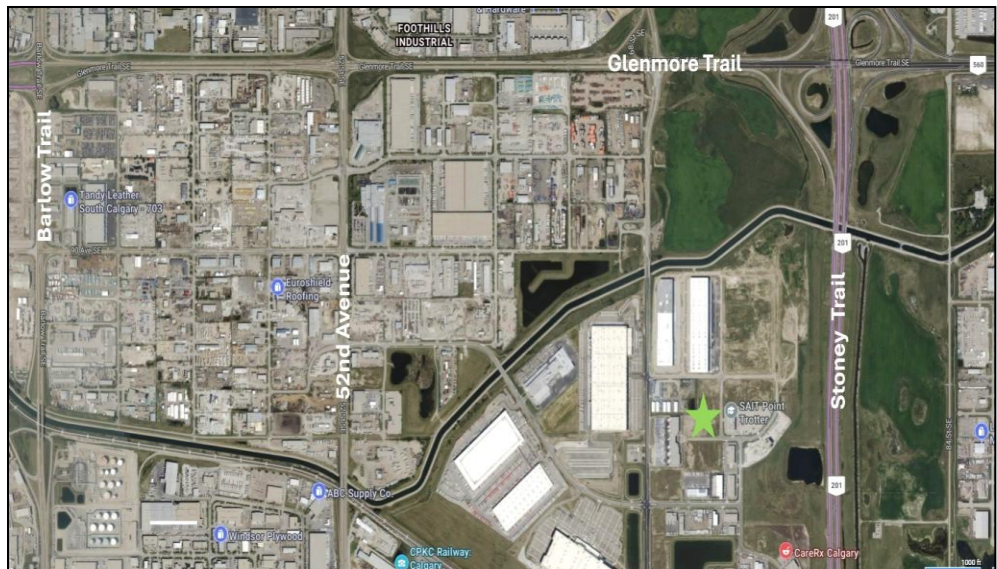
Main Floor Office: 1,680+/- SqFt

Mezzanine Office: 1,600+/- SqFt

Total Building: 20,900+/- Square Feet

Offered at: \$6,900,000.

- This state-of-the-art distribution building was built in 2024 to the highest standards in quality and sustainability.
- The main floor office consists of a reception, 2 private offices, a staff lounge/lunchroom, washrooms, and mechanical room. Mezzanine office is partially developed with 2 offices, open bullpen, and boardroom.
- No amenity overlooked; Fully ESFR sprinkler system, HVAC throughout, Air exchange (HRV system), LED lighting, under-slab Radon control measure, hydronic heating, bumpers & pads for dock loading (7) doors, heated concrete ramp to drive-in door. The majority of yard is paved asphalt plus finished grade surface. Fenced and secured site with perimeter lighting and electrical supply.
- With only 20% site coverage, this building is positioned to maximize the benefit of the site, allowing for extensive staff and trailer parking, and optimized maneuvering of semi-trucks and trailers.
- Point Trotter Industrial Park is in the immediate vicinity of key transportation routes, allowing for the efficient distribution of products. The Canadian Pacific Calgary Intermodal Facility is also close by if required.

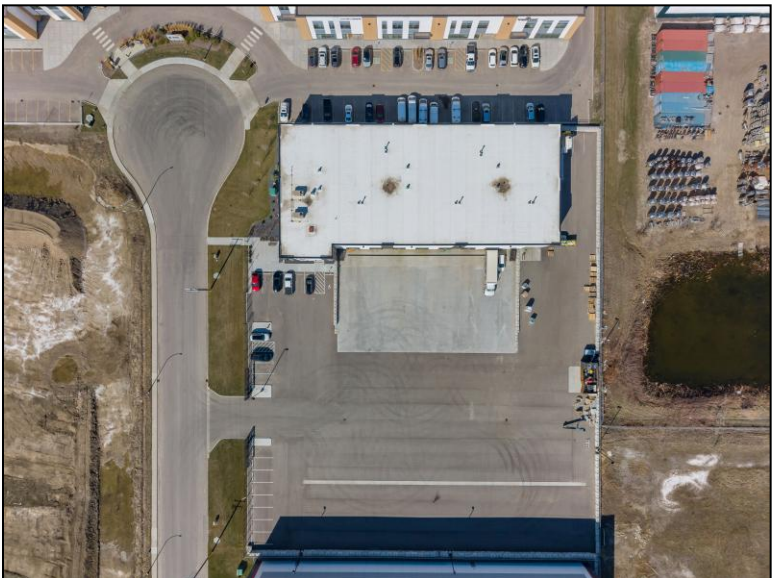


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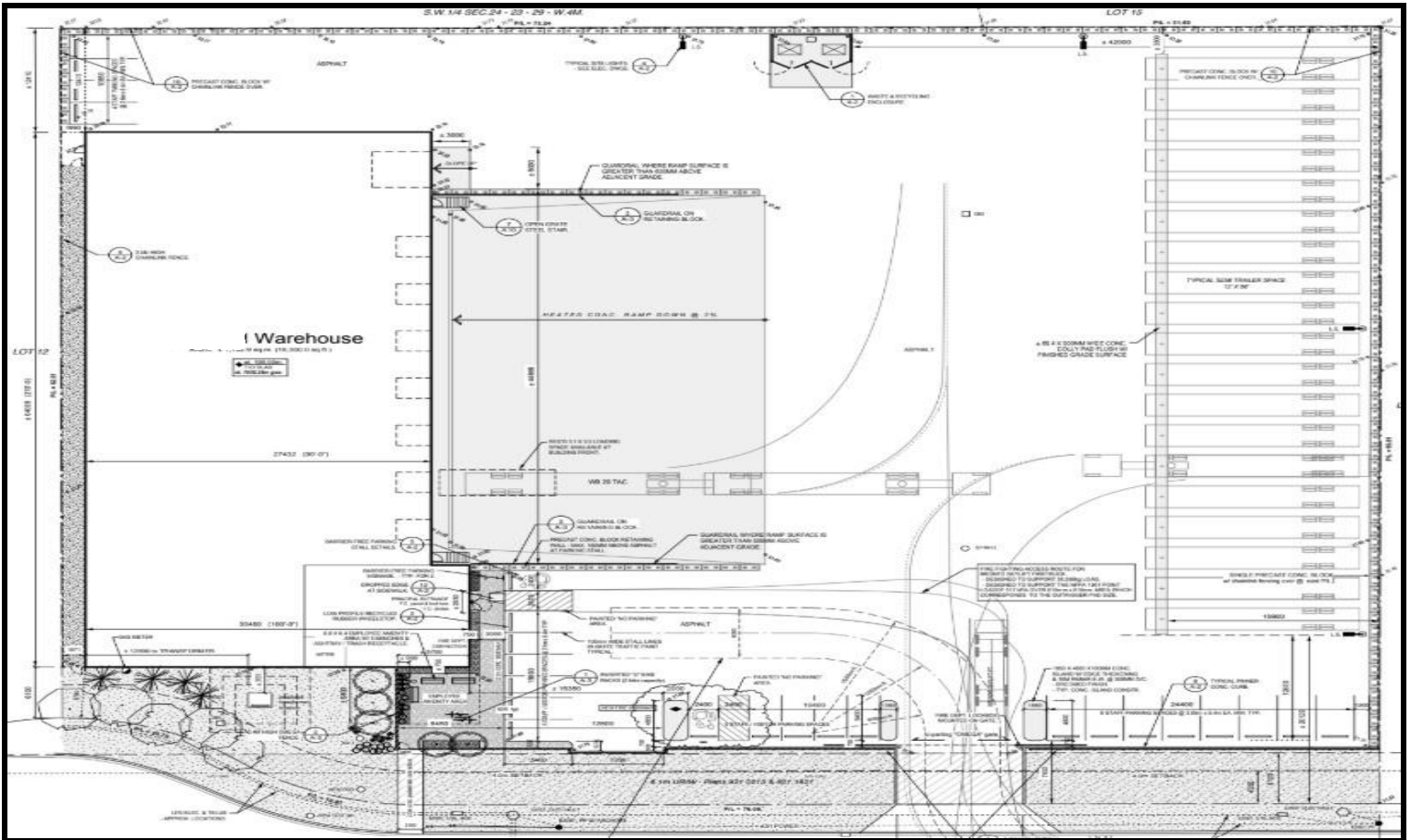
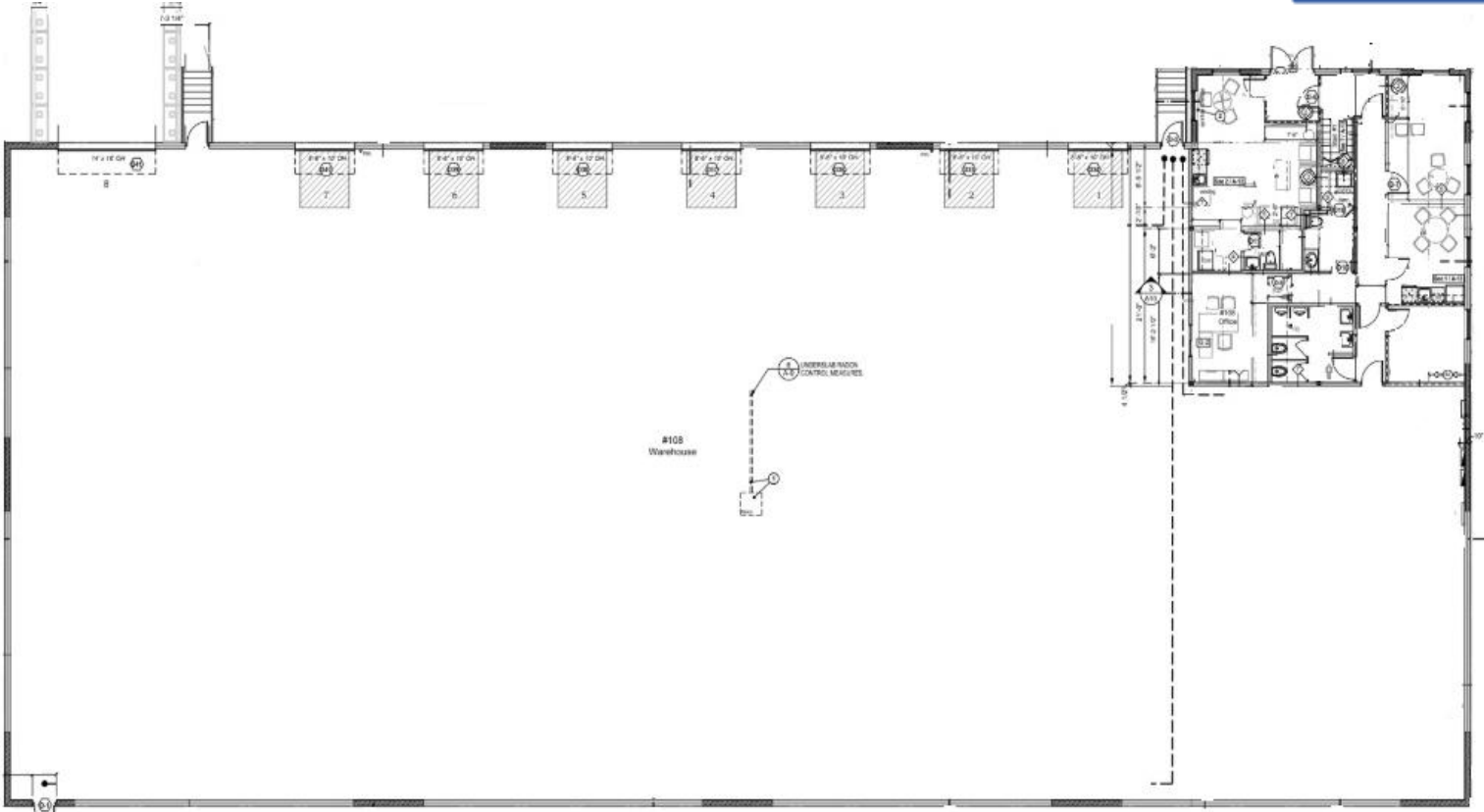
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