

For Sale

2827 - 18 Street NE
Calgary, AB



1600 AMP POWER

FREESTANDING INDUSTRIAL LAB FACILITY

Kent Bacon

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**AVISON
YOUNG**

2827 18 Street NE

Property details

DISTRICT	South Airways
ZONING	I-G (Industrial General)
AVAILABLE AREA	Main Floor Office: ±4,500 SF Second Floor Office: ±4,465 SF Warehouse/Lab: ±19,562 SF Total Area: ±28,527 SF
LOADING	2 DI, 2 DK
POWER	1,600 Amps @ 120/208V (TBC)
LIGHTING	T5HO
MAKE-UP AIR	25,000 CFM x4
PROPERTY TAXES	\$88,373.71 (2026)
ASKING PRICE	\$5,600,000
COMMENTS	All existing lab equipment will remain with the building

Property highlights

-  Fully secured, freestanding, dedicated industrial lab facility with extensive infrastructure in place
-  Demising options available to lease for added income
-  Multiple lab rooms including a sealed spark proof lab, cleaning and rinsing station, and core processing room
-  Dedicated warehouse with 2 large overhead doors
-  Fully paved, fenced yard
-  Roof replaced in 2019
-  Ample parking
-  Excellent access to several major NE thoroughfares including 32 Avenue, Barlow Trail and Deerfoot Trail



28,527 SF

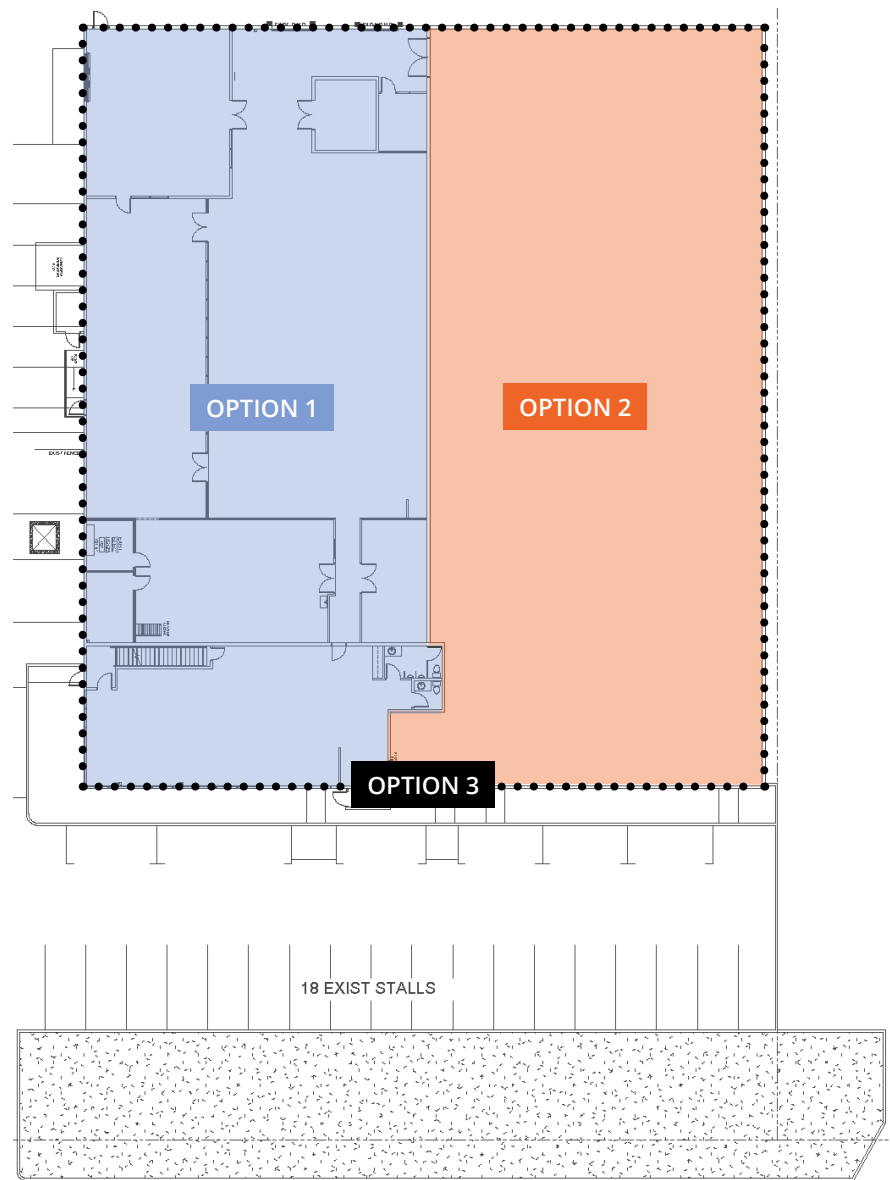


OPTION 1 11,672 SF

OPTION 2 16,855 SF

OPTION 3 28,527 SF

POTENTIAL DEMISING OPTIONS
to accommodate an owner-user
purchaser, allowing them to occupy
a portion of the building while
leasing out the remaining space for
additional income.





Location

- 1 Shell
- 2 Denny's
- 3 White Elephant Thai Cuisine
- 4 Subway
- 5 Taqueria El Chefe
- 6 Pathway Burgers & Momos
- 7 Little Saigon Bistro
- 8 Song Huong Vietnamese
- 9 Helen's Place
- 10 Noodle King Vietnamese
- 11 JOEY Barlow
- 12 Earls Kitchen + Bar
- 13 Cinnamon Indian Cuisine & Bar
- 14 ELYMI Family Buffet
- 15 Burger King
- 16 A&W
- 17 Cactus Club Cafe
- 18 Tim Horton's
- 19 Henry's Pub
- 20 Wendy's
- 21 Cattle Baron Steakhouse
- 22 McDonald's
- 23 Basil Ultimate Pho
- 24 Chipotle Mexican Grill
- 25 Christy's Roast Chicken
- 26 Paul's Pizza
- 27 Amihan Grill + Bakeshop
- 28 Ramen Ichinen
- 29 Garden of Italy
- 30 Ric's Lounge & Grill
- 31 RONA
- 32 Subway
- 33 Pio Peruvian
- 34 Dumka Indian Cuisine



If you would like more
information on this property
please get in touch.

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