



1808 - 16<sup>th</sup> Avenue NE, Calgary, AB

# Property in South Airways available **for sale or lease**

Approximately 14,823 SF freestanding building situated on ±1.25 acres. Centrally located with exceptional exposure to 16<sup>th</sup> Avenue NE.

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# Property Overview

<b>District</b>	South Airways
<b>Zoning</b>	C-COR3
<b>Year Built</b>	1972
<b>Site Size</b>	±1.25 Acres
<b>Total Available Area</b>	±14,823 SF
<b>Shop</b>	±13,323 SF
<b>Office</b>	±1,500 SF
<b>Ceiling Height</b>	18' Clear
<b>Lighting</b>	T5HO & Metal Halide
<b>Power</b>	600 Amp (TBV)
	2 Drive- In Doors (10'x14')
	2 Drive- In Doors (16'x14')
<b>Loading</b>	2 Drive- In Doors (12'x14')
	2 Drive- In Doors (10'x8')
	1 Drive-Thru Bay
<b>Make-Up Air</b>	Yes (CFM - TBV)
<b>Taxes</b>	\$63,883.56 (est. 2021)
<b>Asking Sale Price</b>	<del>\$3,599,000.00</del> <b>\$3,499,000.00</b>
<b>Asking Lease Rate</b>	\$13.00 PSF
<b>Operating Costs</b>	\$6.35 (est. 2022)

Exterior of the Building



Aerial of Property

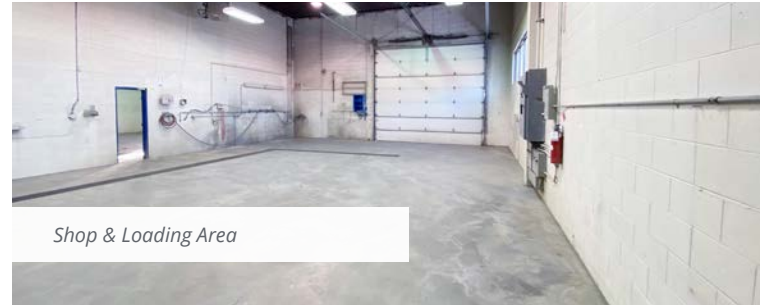




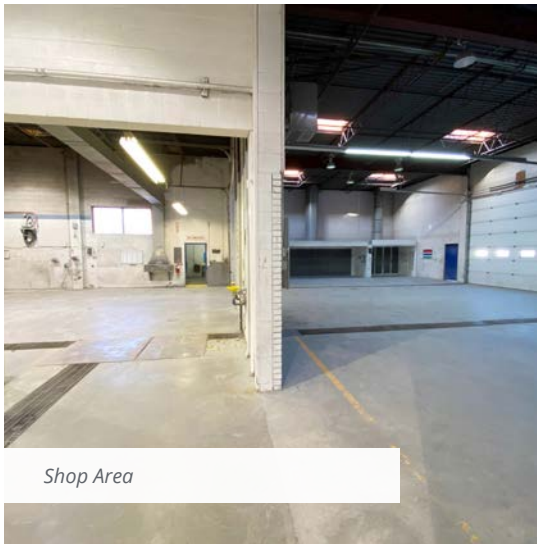
Estimation Bay Area



Front Drive-Thru Bay



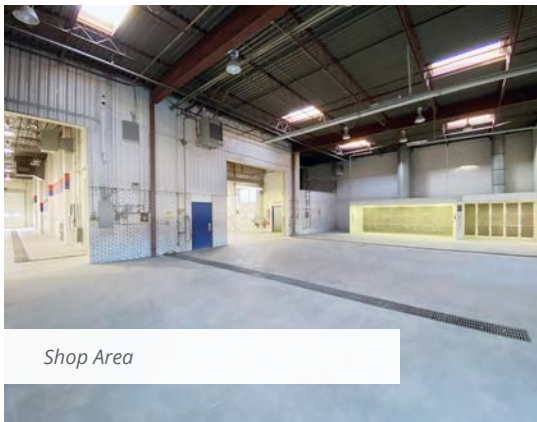
Shop & Loading Area



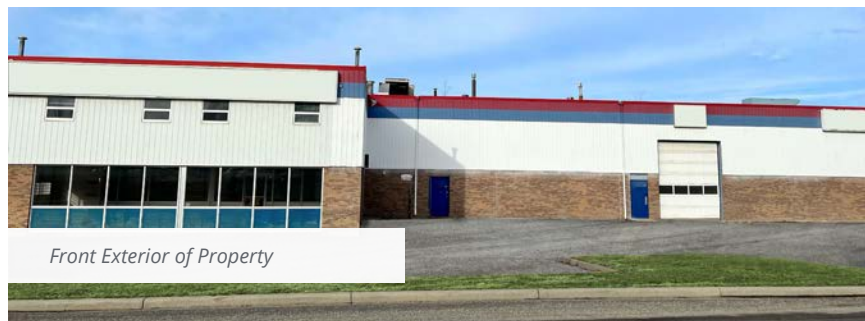
Shop Area



Paint Booths



Shop Area



Front Exterior of Property



Front Reception & Drive-Thru Bay

# Site Plan

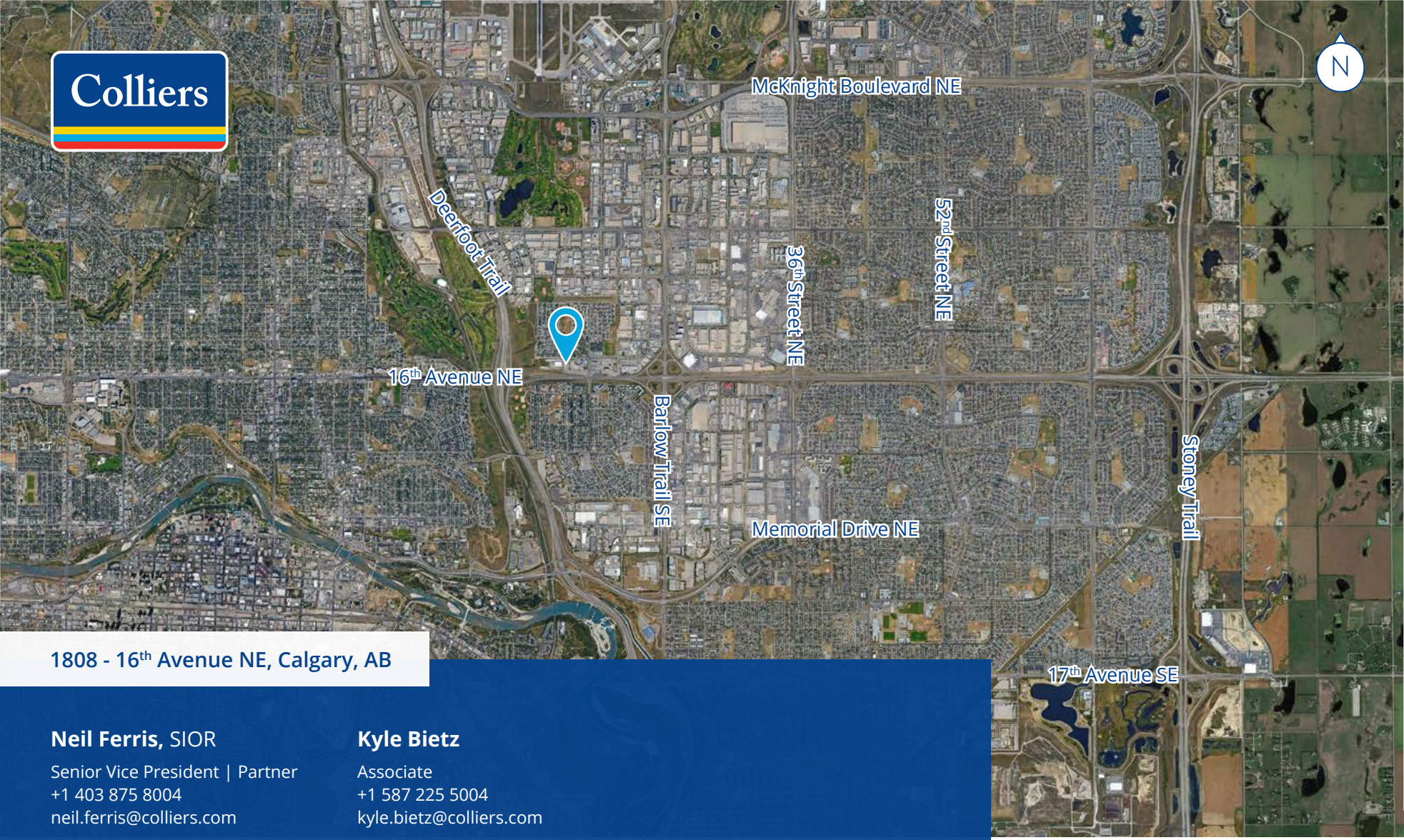


## Highlights

- Potential future redevelopment site with increased density
- Roof recently replaced
- Trench drains and sumps
- 2 paint booths and storage room
- Dedicated dust collection system
- Concrete block construction
- Parts storage area and parts counter
- Airlines throughout
- Multiple skylights in shop
- Large reception area, multiple washrooms, and office over two floors
- Quick access to 16<sup>th</sup> Avenue NE, Deerfoot Trail and Barlow Trail NE

**14,823**  
square feet  
available

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Virtual Tour

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