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**AVISON  
YOUNG**

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# Standalone Building For Sale

**76 Skyline Crescent NE**  
Calgary, AB



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# Property

# Details

## ADDRESS

76 Skyline Crescent NE, Calgary, AB

## BUILDING SIZE

Main Floor + Second Floor: 4,400 sf

Basement: 2,200 sf

**Total: 6,600 sf**

## SITE SIZE

0.14 acres

## ZONING

Industrial - Redevelopment (I-R) District

## YEAR BUILT

1982

## SALE PRICE

Contact listing agents

## OPERATING COSTS

\$10.61

## PARKING

13 onsite surface stalls

Abundance of street parking

## Property Highlights



### PRIME LOCATION NEAR AIRPORT:

Located at McKnight Blvd. & Barlow Trail NE—just minutes from Calgary International Airport and only 16 minutes to Downtown Calgary.



### TWO-STORY OFFICE BUILDING:

Drive-up access, low operating costs, and standout signage.



### FLEXIBLE LAYOUT:

Combination of exterior offices and private floors offering an easy opportunity to multi-tenant and adapt to your needs.



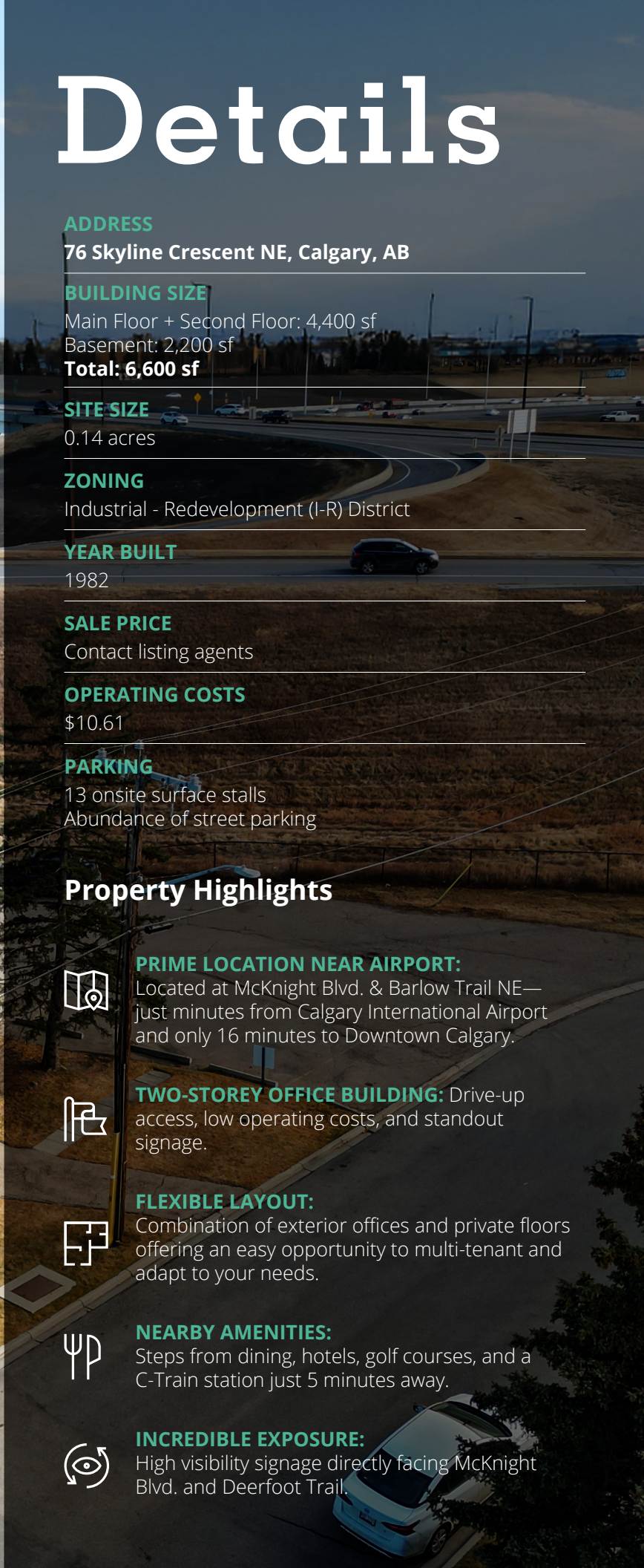
### NEARBY AMENITIES:

Steps from dining, hotels, golf courses, and a C-Train station just 5 minutes away.



### INCREDIBLE EXPOSURE:

High visibility signage directly facing McKnight Blvd. and Deerfoot Trail.



# Permitted & Discretionary Uses

## Permitted Uses

### THE FOLLOWING USES ARE PERMITTED USES IN THE INDUSTRIAL — REDEVELOPMENT DISTRICT:

- Artist's Studio;
- Auto Body and Paint Shop;
- Auto Service — Major;
- Auto Service — Minor;
- Beverage Container Quick Drop Facility;
- Brewery, Winery and Distillery;
- Car Wash — Multi-Vehicle;
- Car Wash — Single Vehicle;
- Catering Service — Major;
- Catering Service — Minor;
- Crematorium;
- Dry-cleaning and Fabric Care Plant;
- General Industrial — Light;
- General Industrial — Medium;
- Indoor Recreation Facility;
- Large Vehicle Service;
- Large Vehicle Wash;
- Motion Picture Production Facility;
- Park;
- Parking Lot — Grade;
- Parking Lot — Structure;
- Power Generation Facility — Medium;
- Power Generation Facility — Small;
- Protective and Emergency Service;
- Recreational Vehicle Service;
- Recyclable Material Drop-Off Depot;
- Sign — Class A;
- Sign — Class B;
- Sign — Class D;
- Utilities;
- Utility Building; and
- Vehicle Storage.

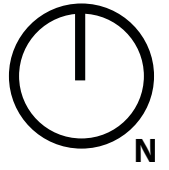
## Discretionary Uses

### THE FOLLOWING USES ARE DISCRETIONARY USES IN THE INDUSTRIAL — REDEVELOPMENT DISTRICT:

- Auction Market — Other Goods;
- Auction Market — Vehicles and Equipment;
- Building Supply Centre;
- Bulk Fuel Sales Depot;
- Child Care Service;
- Custodial Quarters;
- Drive Through;
- Fleet Service;
- Health Care Service;
- Information and Service Provider;
- Instructional Facility;
- Kennel;
- Large Vehicle and Equipment Sales;
- Office;
- Outdoor Café;
- Payday Loan;
- Pet Care Service;
- Print Centre;
- Recreational Vehicle Sales;
- Restaurant: Food Service Only;
- Restaurant: Licensed;
- Restored Building Product Sales Yard;
- Salvage Yard;
- Self Storage Facility;
- Service Organization;
- Storage Yard;
- Sign — Class C;
- Sign — Class E;
- Sign — Class F;
- Sign — Class G;
- Special Function — Class 2;
- Urban Agriculture;
- Vehicle Rental — Minor;
- Vehicle Sales — Minor;
- Veterinary Clinic;
- Wind Energy Conversion System — Type 1; and
- Wind Energy Conversion System — Type 2.



# 76 Skyline Crescent NE



## MAIN + SECOND FLOOR

13 Offices

4 Private bathrooms

Waiting area

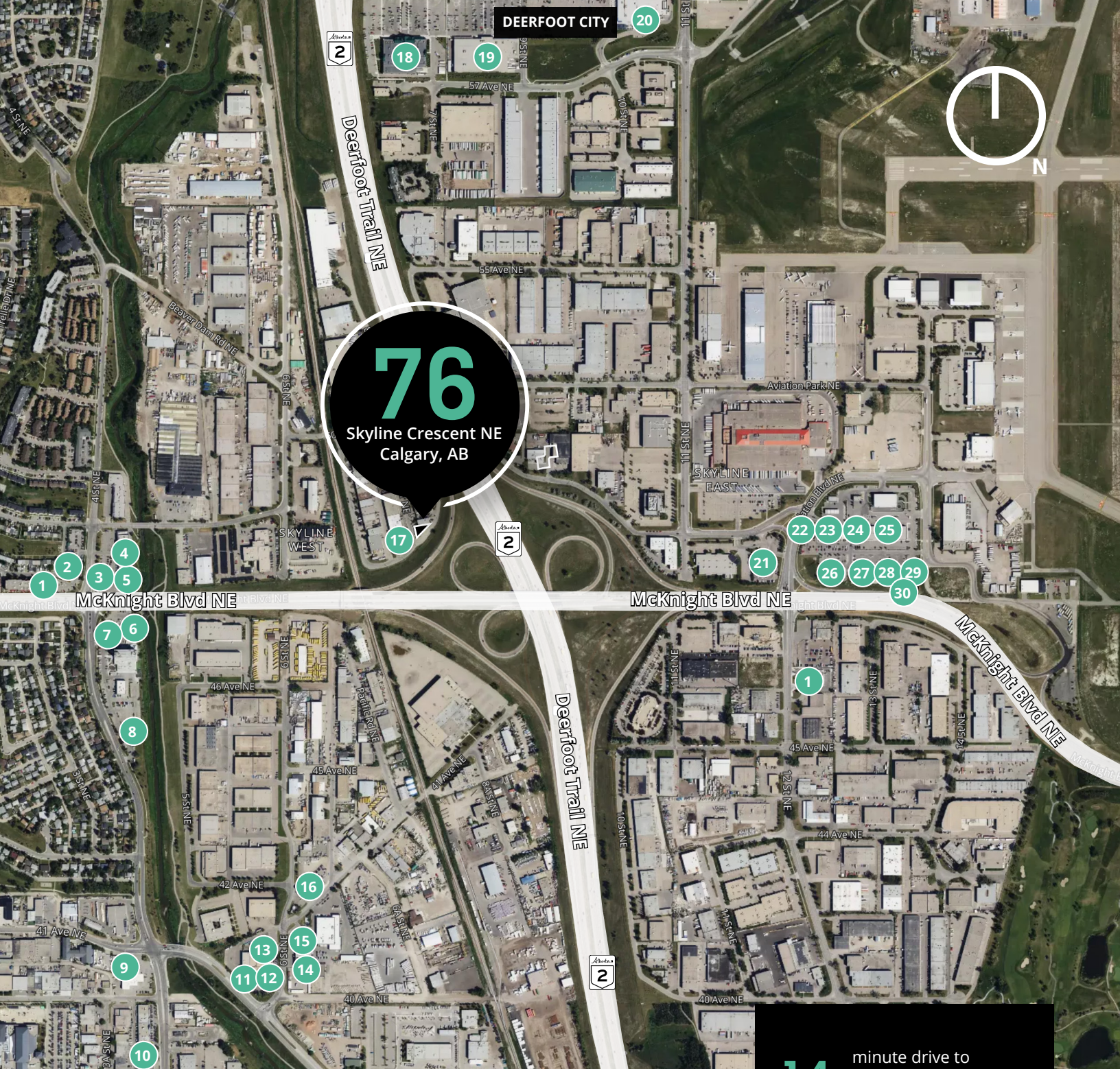
3 Mechanical rooms

Conference room

3 Storage rooms

Meeting room

Main entrance



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- 1. A&W
- 2. Denny's Restaurant
- 3. Pizza Hut
- 4. Gallaghers Pub & Eatery
- 5. Shibuya Izakaya Sushi
- 6. Fusion Sushi
- 7. Pho 501
- 8. Raja's Grill
- 9. Rea's Italian Cucina
- 10. Queens Breakfast Cocktails
- 11. Thai Siam Restaurant
- 12. Heart Choice Cafe Market
- 13. Eclair de Lune
- 14. Doughlicious Calgary
- 15. Dough Boy
- 16. Mexico City Mexican Food
- 17. Kingdom Coffee Roasters
- 18. Bass Pro Shops
- 19. Canadian Tire
- 20. Walmart
- 21. Tim Hortons
- 22. Starbucks
- 23. Fatburger
- 24. Ricky's All Day
- 25. OPA! of Greece
- 26. McDonalds
- 27. Barcelos Flame Grilled Chicken
- 28. TacoTime
- 29. Edo Japan
- 30. Popeyes Louisiana Kitchen

**14** minute drive to **University LRT Station**

**14** minute drive to **Downtown Calgary**

**13** minute drive to **Calgary International Airport**



**AVISON  
YOUNG**

We are seriously invested in shared success, growing people, places and our business with purpose.

We present new perspectives on real estate opportunities to occupiers, investors and the public sector – constantly moving our industry forward together. Our clients trust us because we don't just deliver results – we make meaningful connections and build long-lasting relationships.

# For Sale

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