

Industrial Warehouse / Gym Space

// ± 12,474 SF with Heavy Power

FOR SALE

333 28 Street NE, Unit 10
Calgary, AB



28 Street NE

Presented by:

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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

District: Franklin-Meridian Industrial

Zoning: Industrial General (I-G)

Square Footage Breakdown:

Main Floor Office:	± 1,582 SF
Second Fl Office/Mezz:	± 2,050 SF
Warehouse	± <u>8,842 SF</u>
Total:	± 12,474 SF

Year Built: 1980

Clear Height: 22'

Loading: 1 Drive-in (12'w x 14'h)

Power: 600 amps @ 208 volts (TBV)

Sale Price: \$2,950,000.00

Property Tax (2026): \$46,955.45 per annum

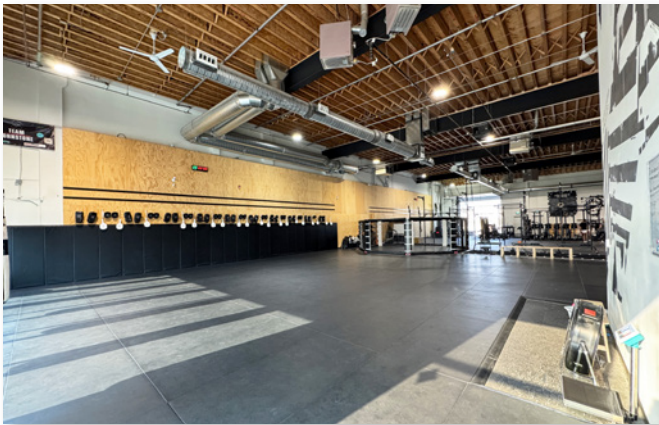
Condo Fees (2026): \$3,565.22 per month

Availability: Negotiable

PROPERTY COMMENTS

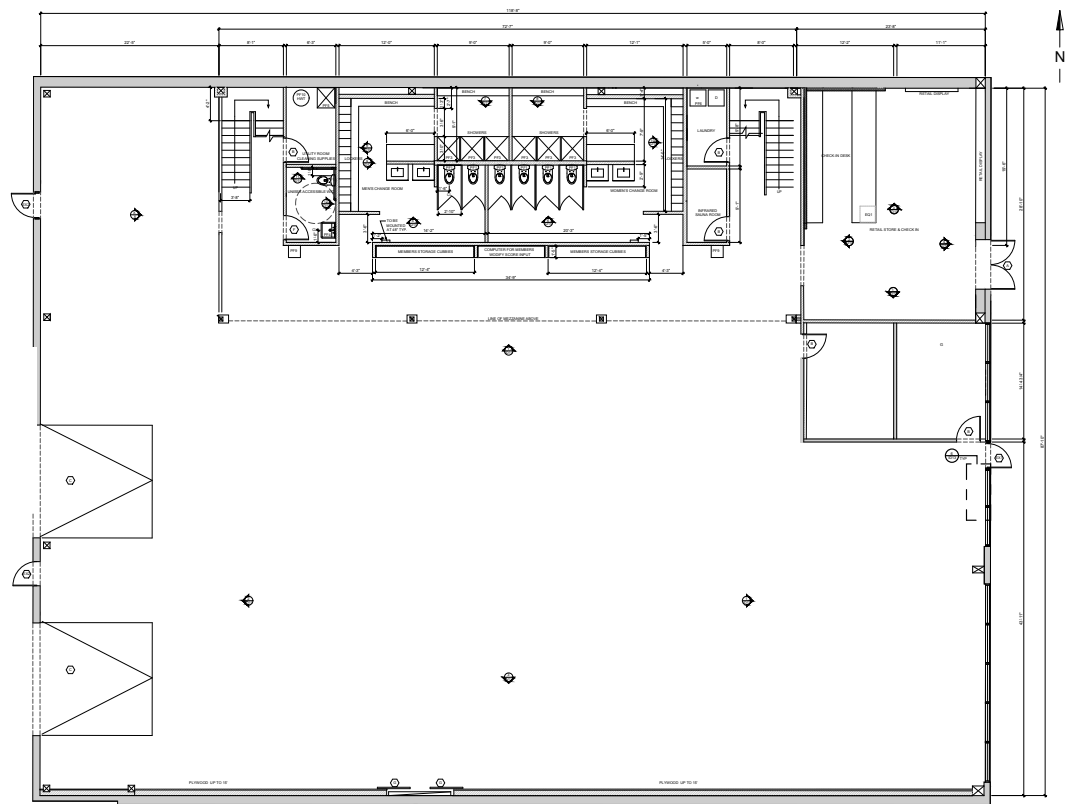
- **Central market industrial condominium opportunity**
- End unit with direct exposure to 28 Street NE
- Air make-up in place
- Heavy power at 600 amps, 208 volts (TBV)
- Ample washrooms, change rooms and showers
- Infrared sauna and steam room
- Second level offices, and waiting area
- Ample parking in front and rear
- 10 minutes to downtown
- Easy access to Memorial Drive, Barlow Trail, and Deerfoot Trail

PROPERTY // Photo Gallery

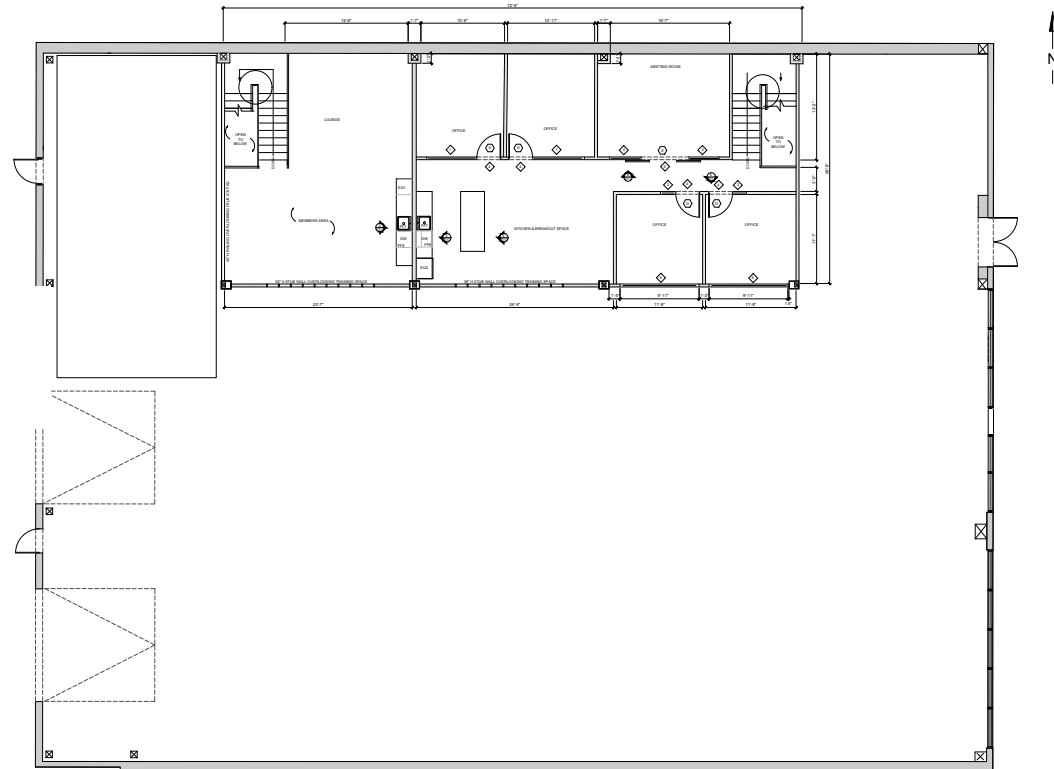


FLOOR PLANS

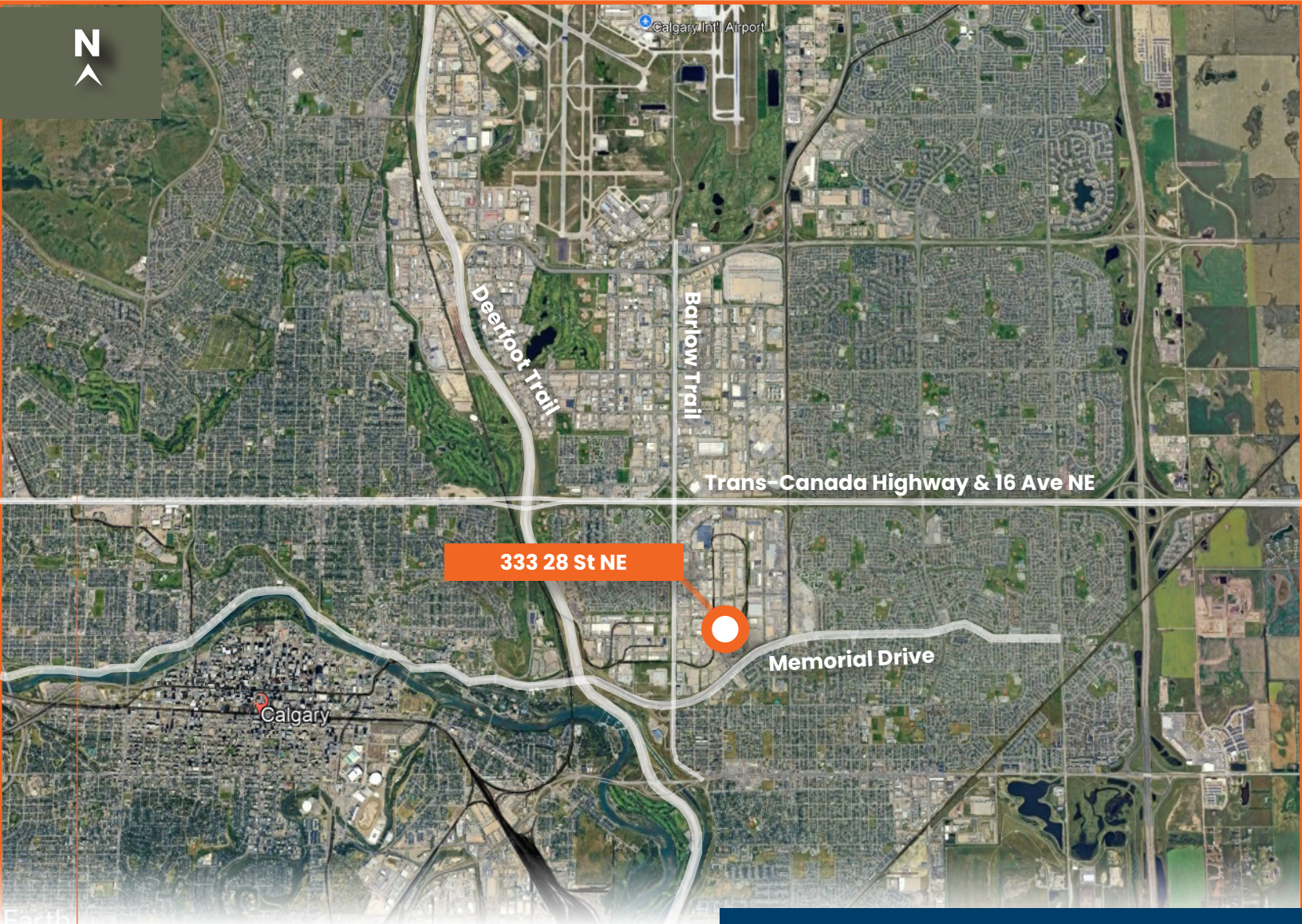
Main Floor



Second Floor



LOCATION



Drive Times:



Deerfoot Trail SE: **3 minutes**

Downtown Calgary: **7 minutes**

YYC International Airport: **17 minutes**

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