

# 339 50 Avenue SE

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# 339 50 Avenue SE

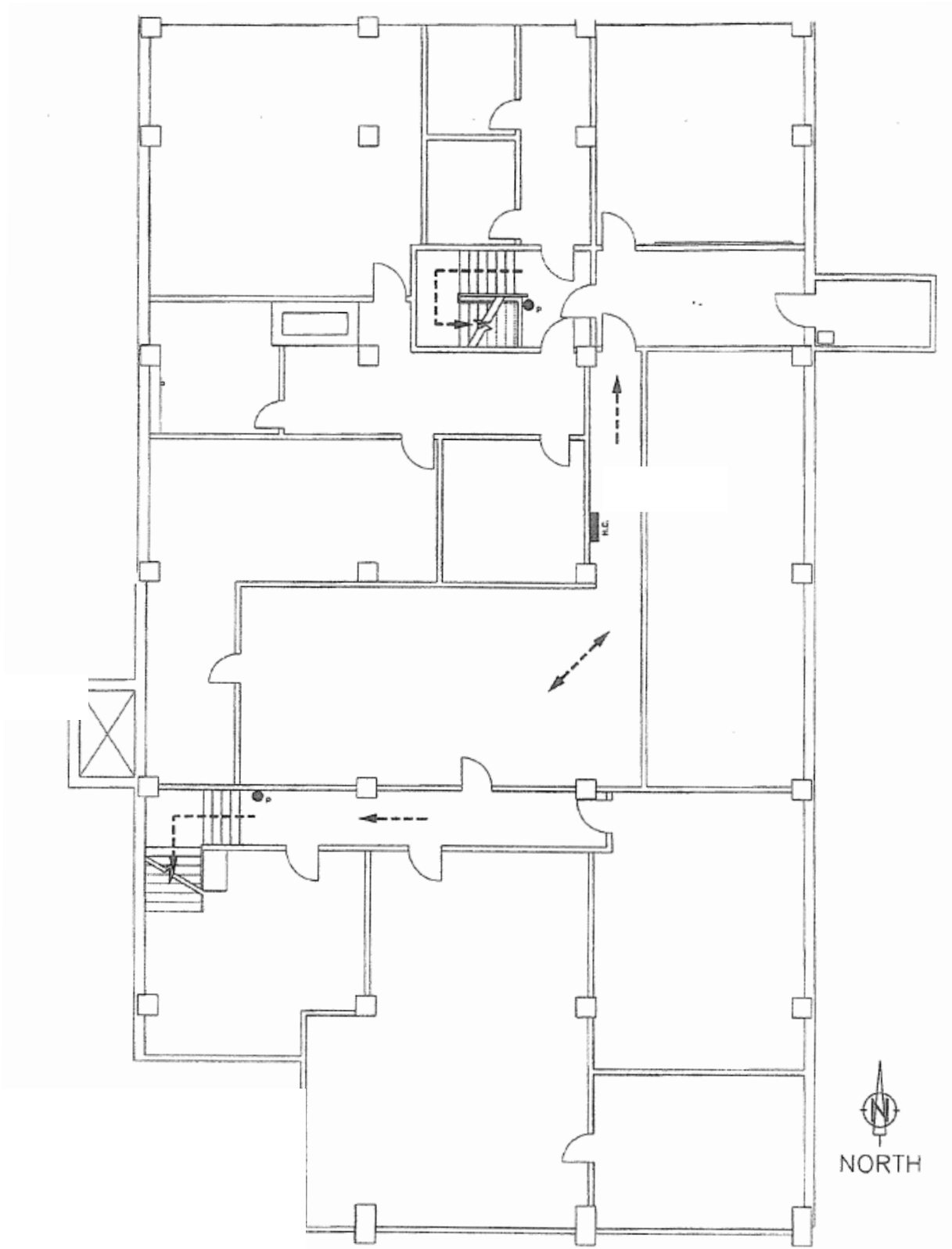
## Property Information

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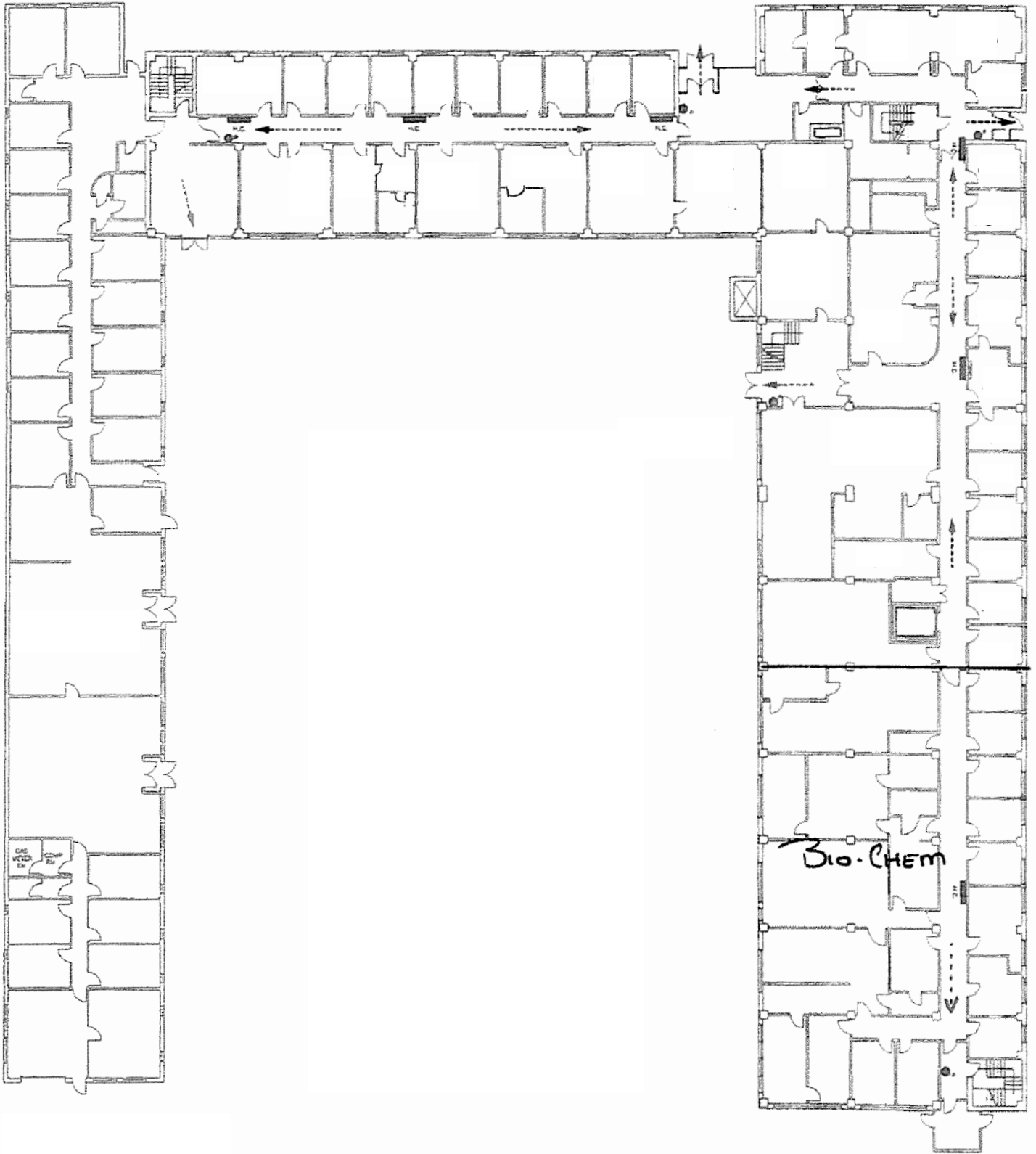
|                          |                                  |
|--------------------------|----------------------------------|
| <b>Year Built</b>        | 1954/1975/1977                   |
| <b>Legal Address</b>     | 339 50 Avenue SE                 |
| <b>Zoning</b>            | I-G Industrial – General         |
| <b>Legal Description</b> | 9010067;17                       |
| <b>Site Size</b>         | 2.02 acre                        |
| <b>Building Size</b>     | 51,296 SF                        |
| <b>Date Available</b>    | Immediately                      |
| <b>Sale Price</b>        | Please Contact Agent             |
| <b>Property Tax</b>      | \$61,976.69                      |
| <b>Parking Ratio</b>     | 1.79 surface stalls per 1,000 SF |

- 2-Storey Office/Flex Property
- 2 bay doors and 5 concrete pads
- Flex property that can be utilized for a variety of use types including: Office, Education, Lab, Light Industrial, Retail and Personal Services.
- Centrally located, this property offers easy access to Macleod Trail, Blackfoot Trail, Glenmore Trail, and Deerfoot Trail.
- Can be combined with adjacent property 5151 3rd Street SE

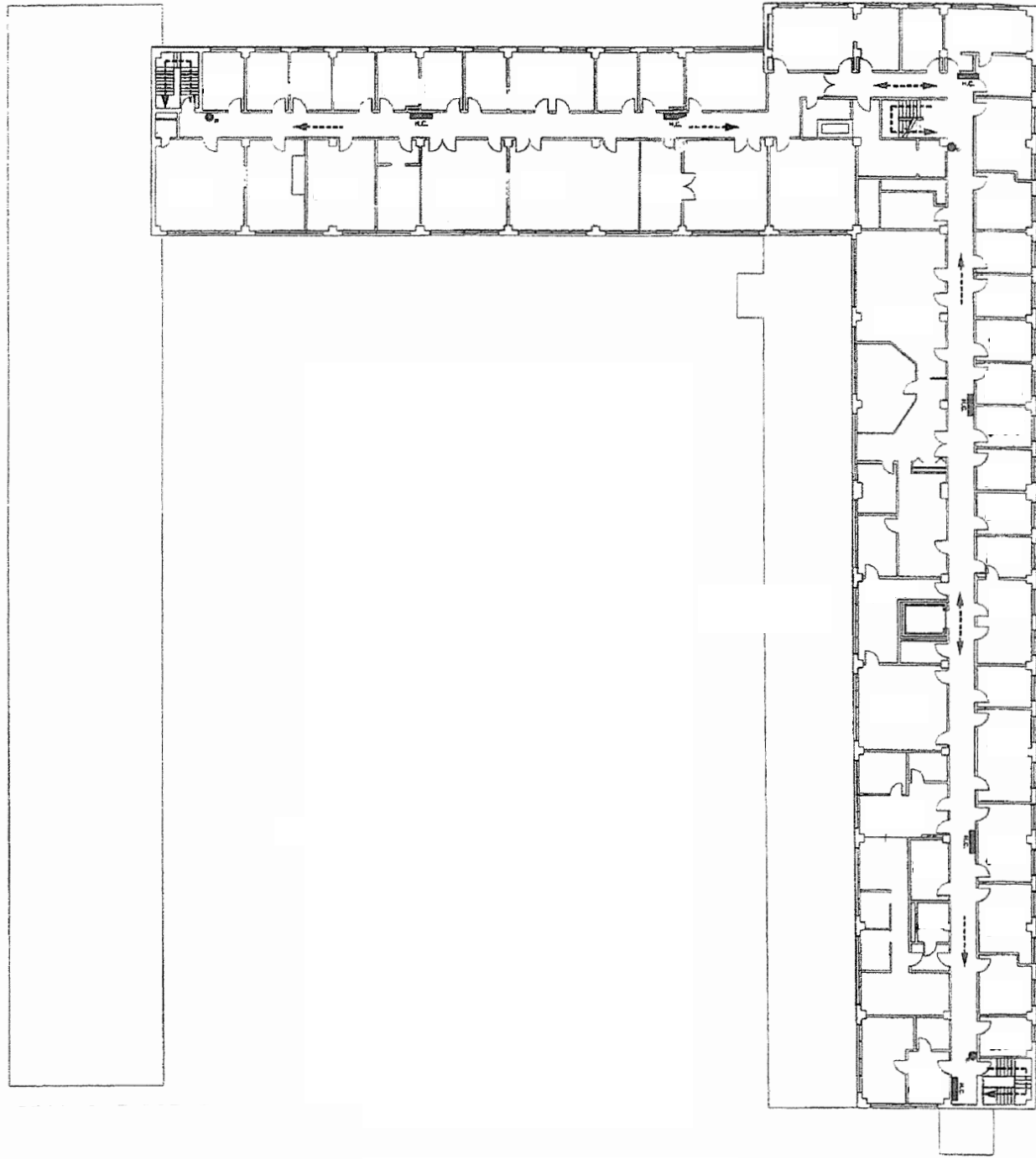
# Lower Level



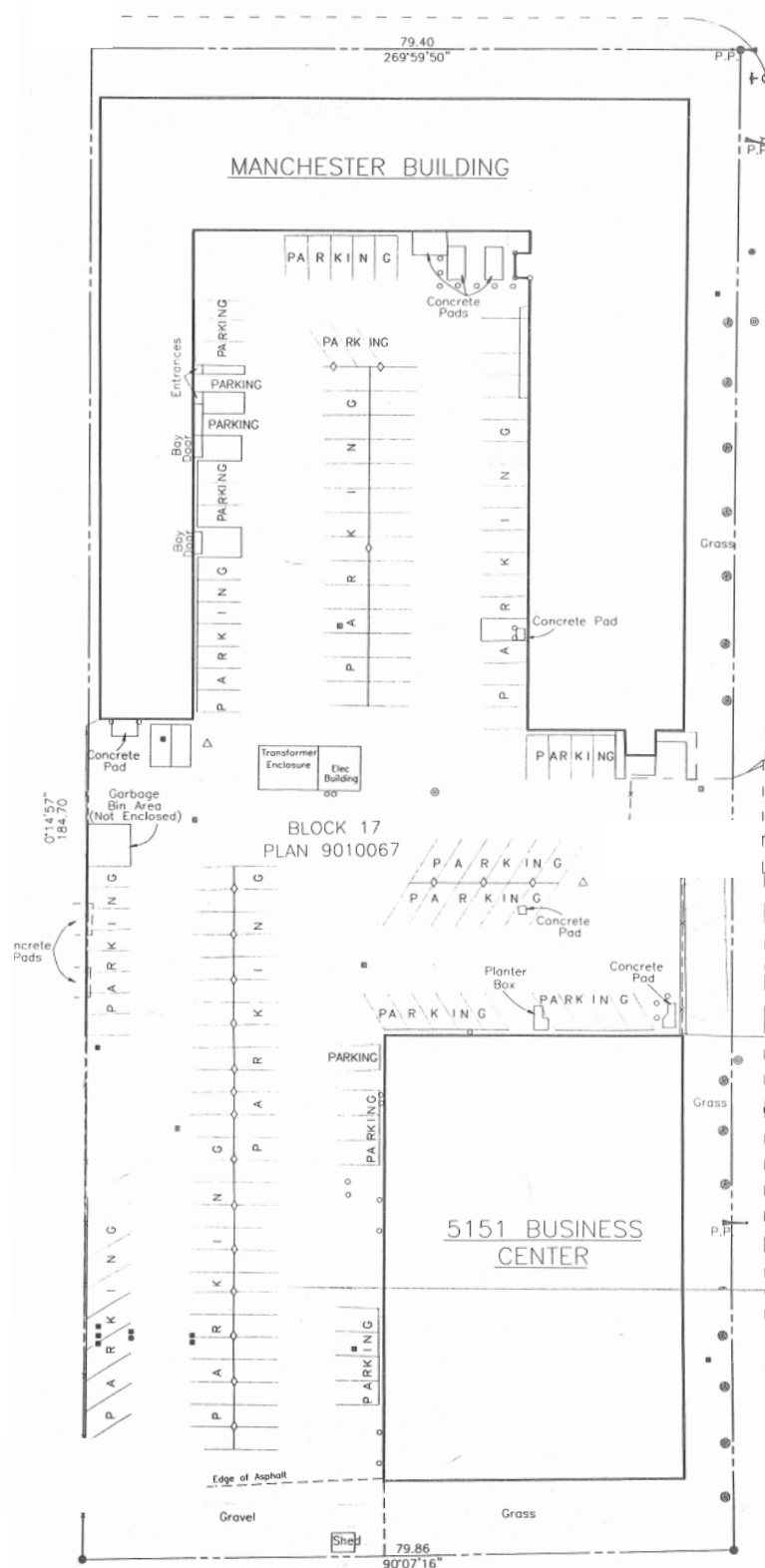
# Main Floor



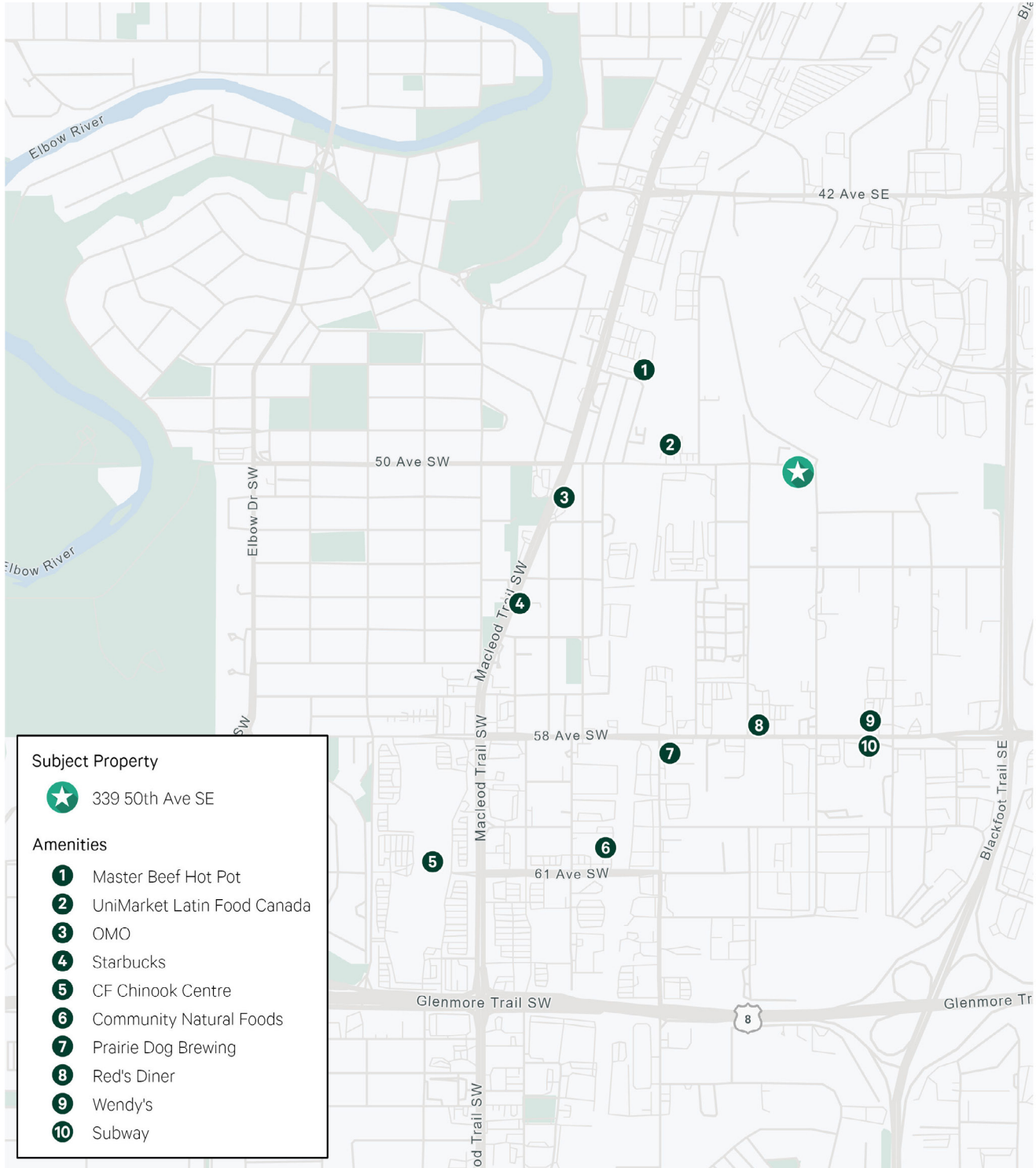
# Second Floor



# Site Plan



# Location



## Contact Us

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