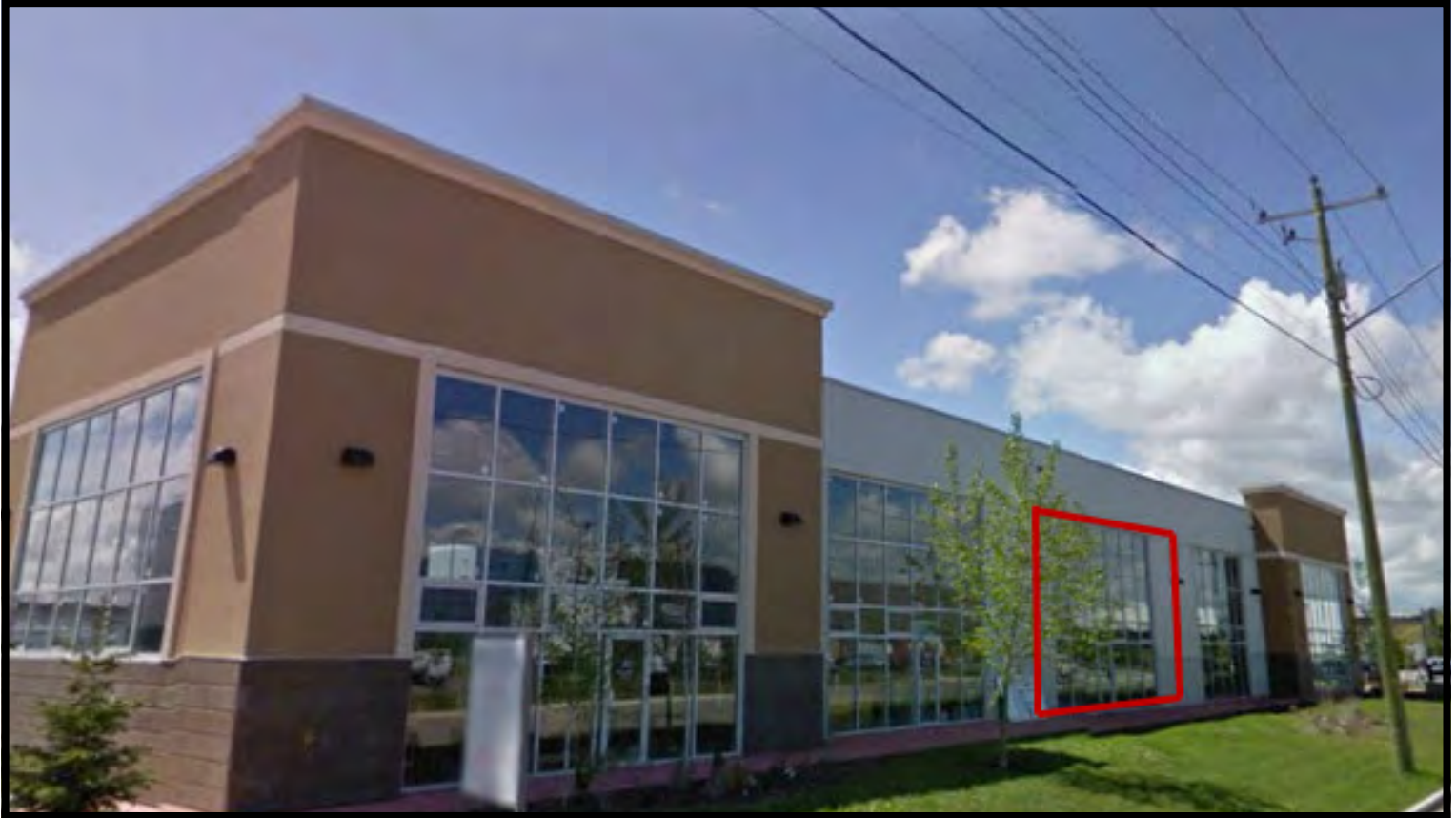


FOR SALE

1030, 4385 104th Avenue SE
Eastlake
Calgary, Alberta



HIGHLIGHTS

- Modern Industrial bay approx 2934 sq. ft. with potential to add approximately 1,500 sq. ft. of mezzanine storage.
- Attractive glazed frontage, 22 ft. ceiling, 225 Amps, loading door, 4 parking stalls, universal washroom.
- Located within the Eastlake Industrial Park approx 4km from Glenmore Trail and approx 3km from Deerfoot Trail.

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FOR SALE

1030, 4385 104th Avenue SE Eastlake Calgary, Alberta

PROPERTY DESCRIPTION

Legal Description: Plan 0812580, Unit 6
District: Eastlake
Size: 2,934 sq. ft.
Loading: One Drive-In 11'x14'
Heating: One 3 ton RTU for future office space. Gas Blower Heating to workshop/warehouse area.
Lighting: Sodium Lighting
Power: 3 phase 225 Amps
Ceiling Height: 22 ft.
Description: Industrial bay with potential to build two story offices and mezzanine floor (approximately 1,500 ft.). Shared rear yard for loading.
Floor loading: 70 kPa
Zoning: I-Z (Light Industrial)
Condo Fees: \$439 per month
For Sale: \$578,000

EXTERIOR



SATELLITE MAP



AREA MAP



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RING ROAD MAP



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