

PRICE REDUCED

±5,588 SF FREESTANDING BUILDING ON ±0.15 ACRES

FOR SALE
75 SKYLINE CRESCENT NE
CALGARY, AB



75 SKYLINE CRESCENT NE CALGARY, AB

Property Details

District:	Beaverdam Industrial
Legal Description:	Plan 8010082, Block 2, Lot 16
Site Size:	0.15 acres
Zoning:	I-R (Industrial Redevelopment)
Ceiling Height:	22' (TBV)
Power:	200A
Heating:	Gas fired unit heaters & radiant heat
Year Built:	1981

Sale Particulars

Total Building Area:	± 5,588 sf
Main Floor Office:	± 1,840 sf
Second Floor Office:	± 1,440 sf
Warehouse:	± 2,308 sf
Storage Mezzanine:	± 1,000 sf
Loading:	1 courier height loading door (12'H x 10'W)
Sale Price:	\$1,400,000 NOW \$1,330,000
Property Taxes:	\$25,028.15 (2026)
Available	60 days notice

Comments

- Freestanding building with well maintained office space
- Additional ±1,000 sf of storage mezzanine
- 6 paved parking stalls in front of building plus street parking
- Excellent access onto McKnight Boulevard and Deerfoot Trail
- Close proximity to the Calgary International Airport



ENTRANCE



SECOND FLOOR OFFICE

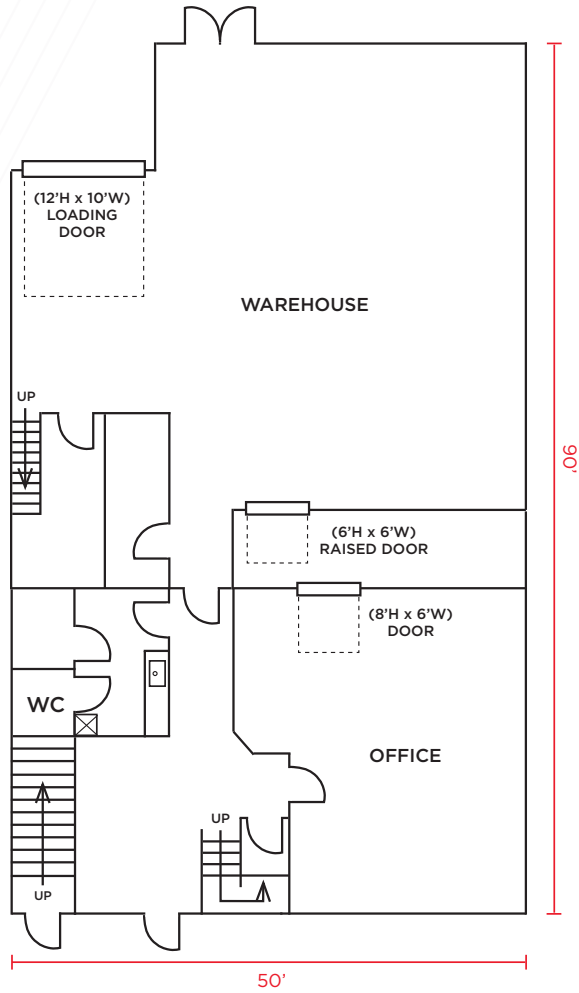


STORAGE MEZZANINE

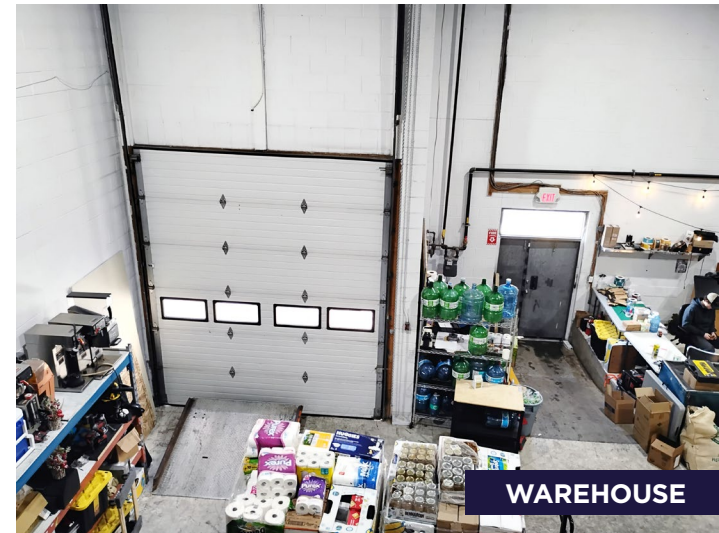
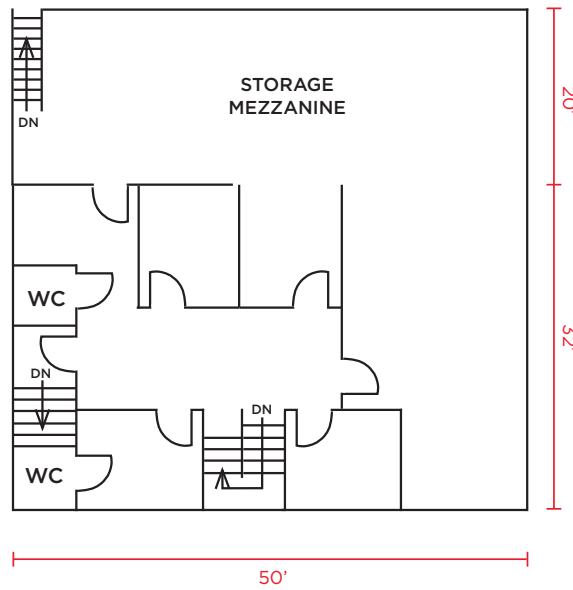
75 SKYLINE CRESCENT NE CALGARY, AB

Floor Plan

MAIN FLOOR

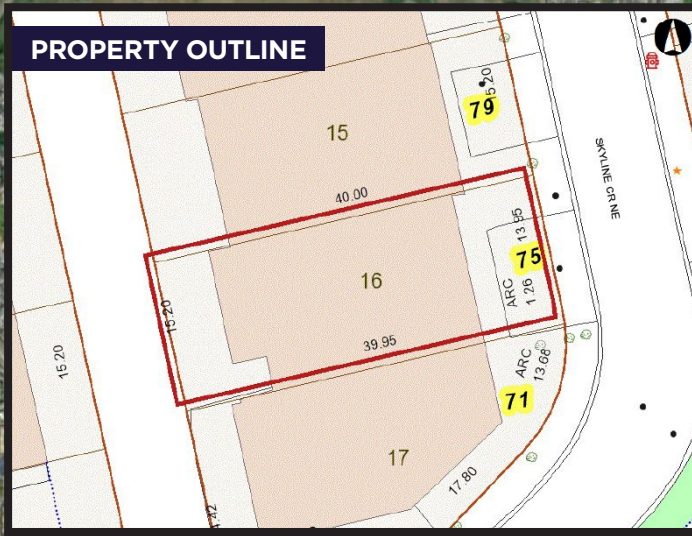


SECOND FLOOR



*Not to scale and not exactly as shown.

PROPERTY OUTLINE



**CALGARY
INTERNATIONAL
AIRPORT**

MCKNIGHT BOULEVARD NE

DEERFOOT TRAIL

36 STREET NE

TRANS CANADA HIGHWAY

FOR MORE INFORMATION, CONTACT

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