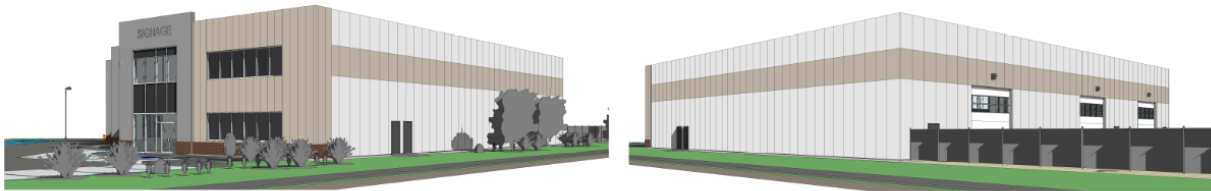


# SALE

## Industrial Condo's

Rangeland Business Park



## High Exposure Industrial Condo Bays

5420 – 24 Street SE, Calgary, Alberta

- 3 Bay building
- High quality conventional steel construction
- Concrete mezzanines suitable for office buildout
- Exposure to Barlow Trail SE

For more information contact:

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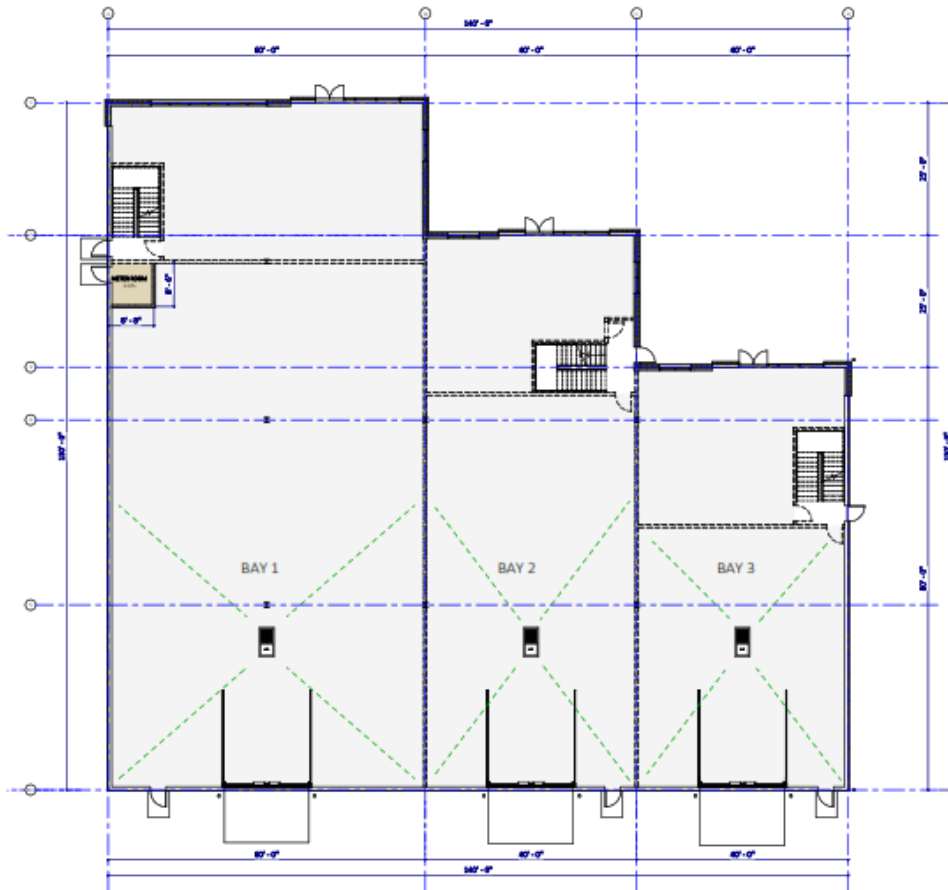
# SALE

Industrial Condo's

Rangeland Business Park



Site Plan



Proposed Building Plan

# SALE

## Industrial Condo's

# Rangeland Business Park



**Address:** 5420 – 24 Street SE

Size:	Bay 1	Bay 2	Bay 3	Total Building
Office	1,800	1,200	1,200	4,200
Mezz	1,800	1,200	1,200	4,200
Shop	<u>6,000</u>	<u>4,200</u>	<u>1,200</u>	<u>11,400</u>
Total	9,600	6,600	3,600	19,800

**Site Size:** 1.6 acres

**Zoning:** I-G

**Ceiling Height:** 24' clear

**Loading Doors:** 2 – 14' x 14' electric drive in doors per bay

**Power:** 200 amps 347/600 volts per bay

**Heating:** Infrared for shop and 1 RTU for main floor office

**Parking Stalls:** 49

**Yard:** Recycled asphalt

Asking Price:	Bay 1	Bay 2	Bay 3	Whole Building
	\$2,496,000	\$1,716,000	\$936,000	\$4,554,000

**Available:** Summer 2020



The information has been obtained from the owner or from sources deemed reliable. We have no reason to doubt the accuracy; however Roman Real Estate (2009) Ltd. and its Agents are unable to guarantee it. All quoted prices exclude the GST. All properties subject to change and/or withdrawal without notice.