

# SALE

## High Exposure Truck Service Facility



## Truck Service and Retail Facility

5420 – 24 Street SE, Calgary, Alberta

- Drive Through Bays
- Potential for showroom and display
- High quality conventional steel construction
- Near two major Truck Fuel stops
- Excellent Exposure to Barlow Trail S.E.

For more information contact:

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**ROMAN**  
Real Estate

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<b>Address:</b>	5420 – 24 Street SE	
<b>Size:</b>	Office	Call to discuss requirement
	Shop	6,400 + s.f.
	Total	9,600 s.f.
<b>Site Size:</b>	1.6 acres	
<b>Zoning:</b>	I-G	
<b>Ceiling Height:</b>	24' clear	
<b>Loading Doors:</b>	4 – 14' x 18' two drive through bays c/w 120' deep bays, ideal for service use.	
<b>Power:</b>	800 amps 120/208 volts	
<b>Heating:</b>	MUA + Infrared for shop and 1 RTU for main floor office	
<b>Parking Stalls:</b>	49	
<b>Yard:</b>	Recycled asphalt	

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<b>Asking Price:</b>	\$3,995,000.00
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<b>Available:</b>	Summer 2021
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