

INVESTMENT Opportunity

PURPOSE BUILT, HIGH IN DEMAND,
FULLY LEASED TRUCK SERVICE FACILITY

FANTASTIC LONG TERM HOLD



For more information



Dean (Dino) Truant

Broker

403-399-5279

dino.truant@romanre.com

Tom Punt

Associate

403-809-4003

tpunt@romanre.com

Dan Luijckx

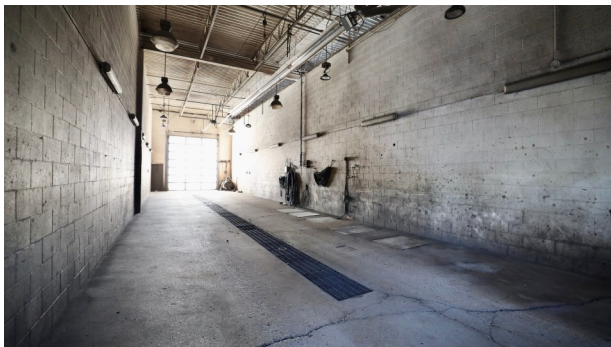
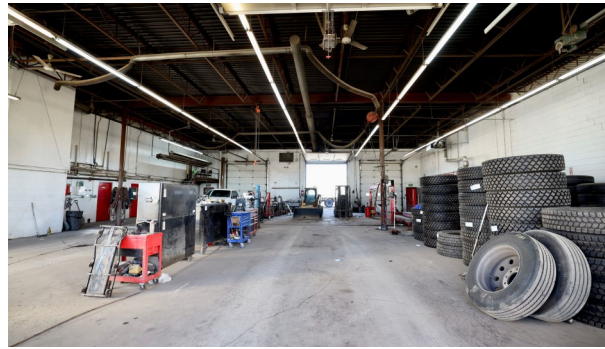
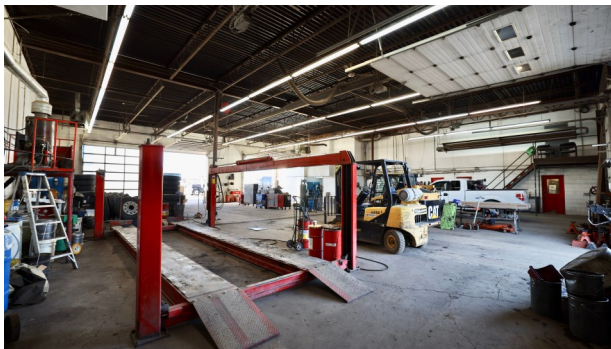
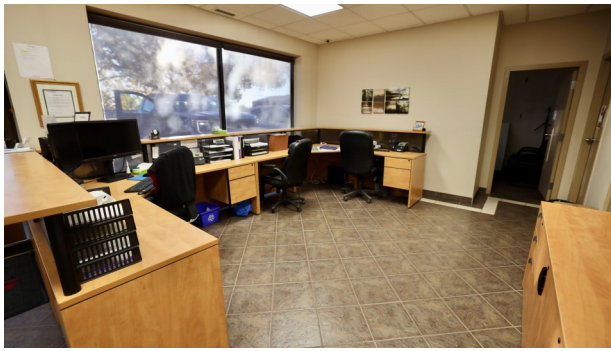
Associate

403-701-0176

dluijckx@romanre.com

Visit us at:

RomanRE.com



Property Information

| | | | | | | | | | |
|------------------------|---|-------------|---------------|-------------|----------------|------|------------------------|-------|-----------------|
| Address: | 8715 - 44 Street SE, Calgary, AB | | | | | | | | |
| Legal Address: | Plan 4553AB; Block 2; Lot 9 | | | | | | | | |
| District: | South Foothills | | | | | | | | |
| Zoning: | I - G Industrial General | | | | | | | | |
| Main Building: | <table> <tr> <td>East Office</td><td>6,400s.f. +/-</td></tr> <tr> <td>West Office</td><td>6,400 s.f. +/-</td></tr> <tr> <td>Shop</td><td><u>12,000 s.f. +/-</u></td></tr> <tr> <td>Total</td><td>24,800 s.f. +/-</td></tr> </table> | East Office | 6,400s.f. +/- | West Office | 6,400 s.f. +/- | Shop | <u>12,000 s.f. +/-</u> | Total | 24,800 s.f. +/- |
| East Office | 6,400s.f. +/- | | | | | | | | |
| West Office | 6,400 s.f. +/- | | | | | | | | |
| Shop | <u>12,000 s.f. +/-</u> | | | | | | | | |
| Total | 24,800 s.f. +/- | | | | | | | | |
| Land Size: | 4.75 acres | | | | | | | | |
| Yard; | <ul style="list-style-type: none"> • Heavily compacted. • Fully fenced and secure • 2 entry/exit points | | | | | | | | |
| Loading: | 7 - 12" x 14' south side 9 - 12' x 16' north side | | | | | | | | |
| Ceiling Height: | 20' | | | | | | | | |
| Power: | 300 KVA Transformer tbv | | | | | | | | |
| Mechanical: | <ul style="list-style-type: none"> • HVAC heating cooling - Office • Infrared in Shop | | | | | | | | |
| Wash Bay: | Complete with trench sump | | | | | | | | |
| Compressed Air: | Airlines run throughout shop | | | | | | | | |
| Building Age: | 1977 | | | | | | | | |

Property Features

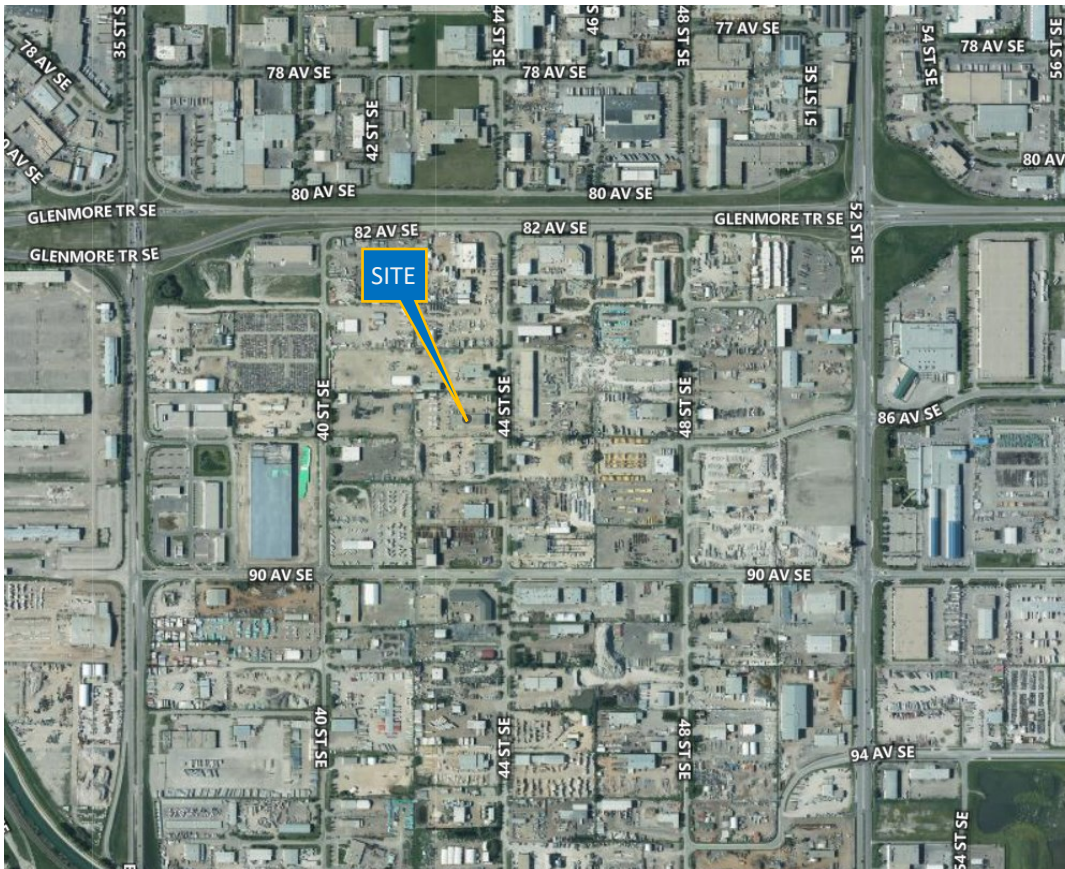
Long term Lease with Seaboard Transportation in place. Solid national Tenant with locations across Canada.

Purpose built high demand property specifically built for the transportation industry. Ideally suited for Calgary's ever growing trucking sector.

Strategically located site provides excellent access to Glenmore Trail, Barlow Trail and 52nd Street.

Site provides fenced and secure operations. Two points of access provide drive around capability.

Two levels of office area providing ample space for administration, drivers and management teams.



Overhead Photo



Financial

| | |
|------------------------|---|
| Existing Tenant: | Seaboard Transportation |
| NOI: | \$340,000.00 |
| Asking Sale Price: | \$5,890,000.00 |
| Property Taxes (2024): | \$104,462.95 |
| V.T.B. | Available to qualified purchasers. Call for more details |