

# FOR SALE

## Recently Upgraded Workshop

PRICE REDUCED  
NOW \$895,000



**1604 - 38 Avenue SE**

Excellent opportunity to purchase a small standalone industrial building located in the Alyth/Bonnybrook Industrial District.

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# 1604 - 38 AVENUE SE

## Property Profile

Building Area:	Office: 864 sf Warehouse: 2,250 sf Total: 3,114 sf
Site Size:	0.14 acres (129.89' x 50')
Site Coverage:	51%
Legal Description:	Plan 2167N, Block 2, Lot 11
Available:	Immediately
Asking Price:	<del>\$960,000.00</del> <b>PRICE REDUCTION: \$895,000.00</b>
Property Taxes:	\$12,317.74 (2023)
Zoning:	IR - Industrial Redevelopment District
District:	Alyth/Bonnybrook
Parking:	8 stalls plus street parking
Environmental:	Clean Phase 1 ESA (June 2021)

## Property Information

Many upgrades have been made to the property in 2023

Ideally suited for small business requiring open shop space with drive through capability

Enclosed, paved and secured yard area at the front of the building

Easy access to Ogden Road, Blackfoot Trail and Deerfoot Trail SE; 10 minute drive to Downtown core

I-R zoning permitted and discretionary uses include automobile services, food services, storage, general light/medium industrial among many other uses

Real Property Report available



# 1604 - 38 AVENUE SE

## Office/Warehouse:

**3,114 sf**

### Ceiling Height:

12' - 14" clear

### High Capacity Power:

200 amps, 120 volt, 3 phase (TBV)

### Trough Drain:

Yes

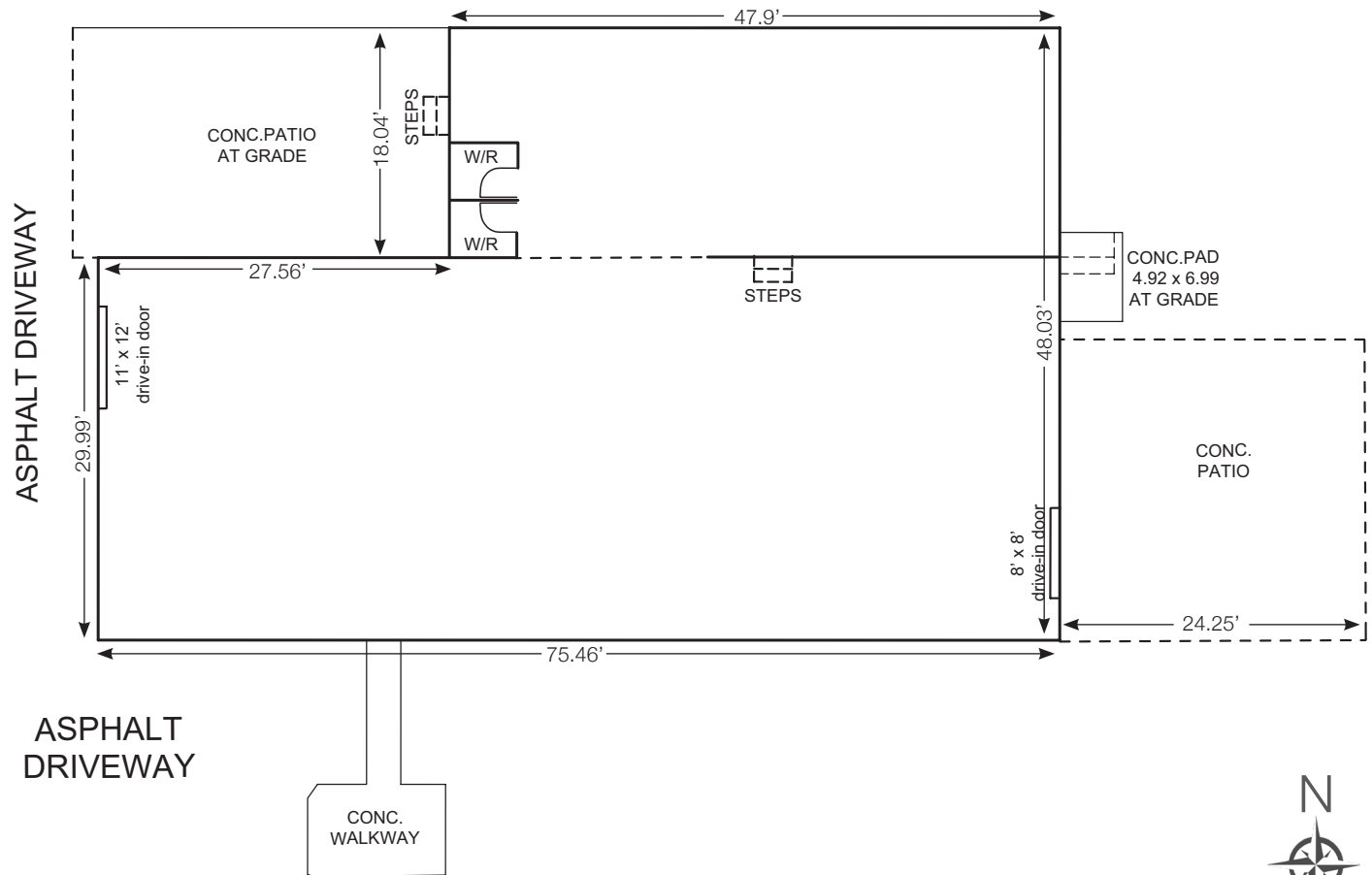
### Loading:

1, (11' x 12') drive-in door

1, (8' x 8') drive-in door

### Renovations Completed Include:

- New paint throughout
- Epoxy coated shop floor with trough drain
- Finished, sealed concrete on upper floor
- New overhead, direct vent gas heaters and thermostats
- New washrooms
- New electrical throughout the upper area
- New LED lighting throughout the building
- New electric hot water tank
- New rear overhead door with chain lift
- Roof replaced in 2020
- R-40 rated insulated wall paneling
- Structural and foundation upgrades



\*Measurements of doors, windows, rooms and any other items are approximate.







1604 - 38 Avenue SE





## Nearby Amenities & Drive-Times

Several amenities within a 15 minute drive include:

- Crossroads Market
- Restaurants/retail in the Inglewood Commercial District
- MNP Community & Sport Centre

5 minute drive-time to Deerfoot Trail SE, Ogden Road SE, Highfield Road SE, Blackfoot Trail SE

10 minute drive-time to the downtown core

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