

4011, 4019, 4027 - 14 Street SE

Owner/User & Investment Opportunity

PRICE REDUCED
NOW \$2,650,000



Investment Highlights

- Multinational tenant with strong covenant operating since 1878
- Clean environmental

Austin Leclerc
403.690.2001
aleclerc@cresa.com

David Miles
403.809.5859
dmiles@cresa.com

cresa

4011, 4019, 4027 - 14 Street SE



Property Profile

Premises:	4027 - 14 Street SE 10,035 sf
	4011 - 14 Street SE 1,337 sf
Site Size:	0.65 acres
Availability:	August 31, 2024
Sale Price:	\$2,850,000 or \$251 per sf PRICE REDUCED: \$2,650,000 or \$233 per sf
Property Taxes (2022):	4027 - 14 Street SE \$28,076.28
	4011 - 14 Street SE \$7,326.16
Year Built:	1962/1981/1982/1993 (Renovated in 2011)
Zoning:	I-R (Industrial - Redevelopment)

Building Specifications

4027 - 14 Street SE (South Building)		4011 - 14 Street SE (North Building)	
Parking:	+/- 22 (total)	Parking:	N/A
Foundation:	Concrete substructure & slab on-grade	Foundation:	Elevated concrete slab
Framing:	Concrete block & steel frame	Framing:	Concrete block
Roof:	Tar & gravel (2011) - steel frame	Roof:	Tar & gravel (2011) - wood frame
Building Height:	17'4"	Building Height:	17'
Shop Clear Height:	14'	Shop Clear Height:	12'
Drive-in Doors:	3	Dock Doors:	3
Power:	600 amp	Power:	200 amp
MUA:	Yes (CFM TBD)	MUA:	No

4027 - 14 Street SE Upper & Lower Levels 10,035 sf

Premises

Upper Office:	2,695 sf
Lower Lab:	1,750 sf
Shop:	5,590 sf
Total:	10,035 sf

Office Portion:

Open area for workstations
7 private offices
Boardroom

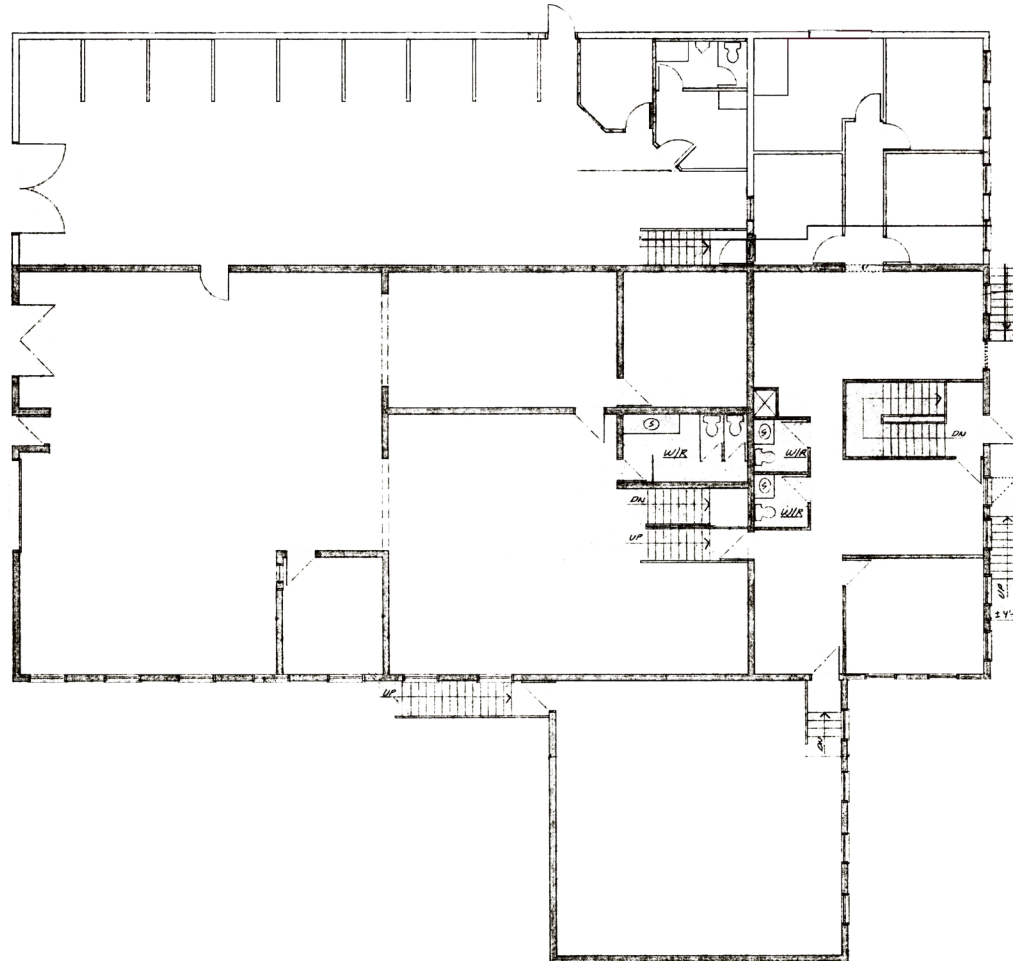
4027 14 Street SE:

1 x 1 Ton Crane
1 x 2 Ton Crane
2 x (10' x 10') Drive-in
1 x (8' x 8') Drive-in
10 Welding booths
Make-up air: Yes (CFM TBD)

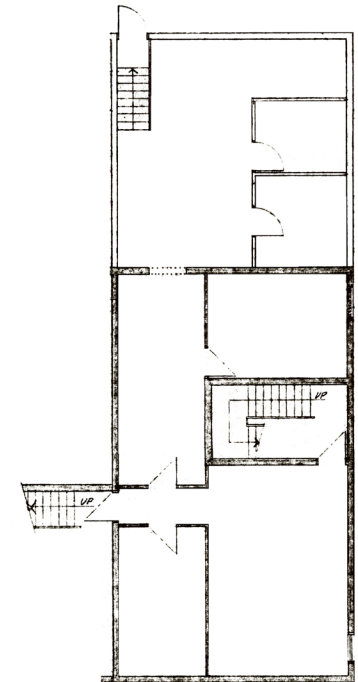
4011 14 Street SE:

Premises: 1,337 sf
3 x (6'w x 8'h) Dock

Upper Level Plan

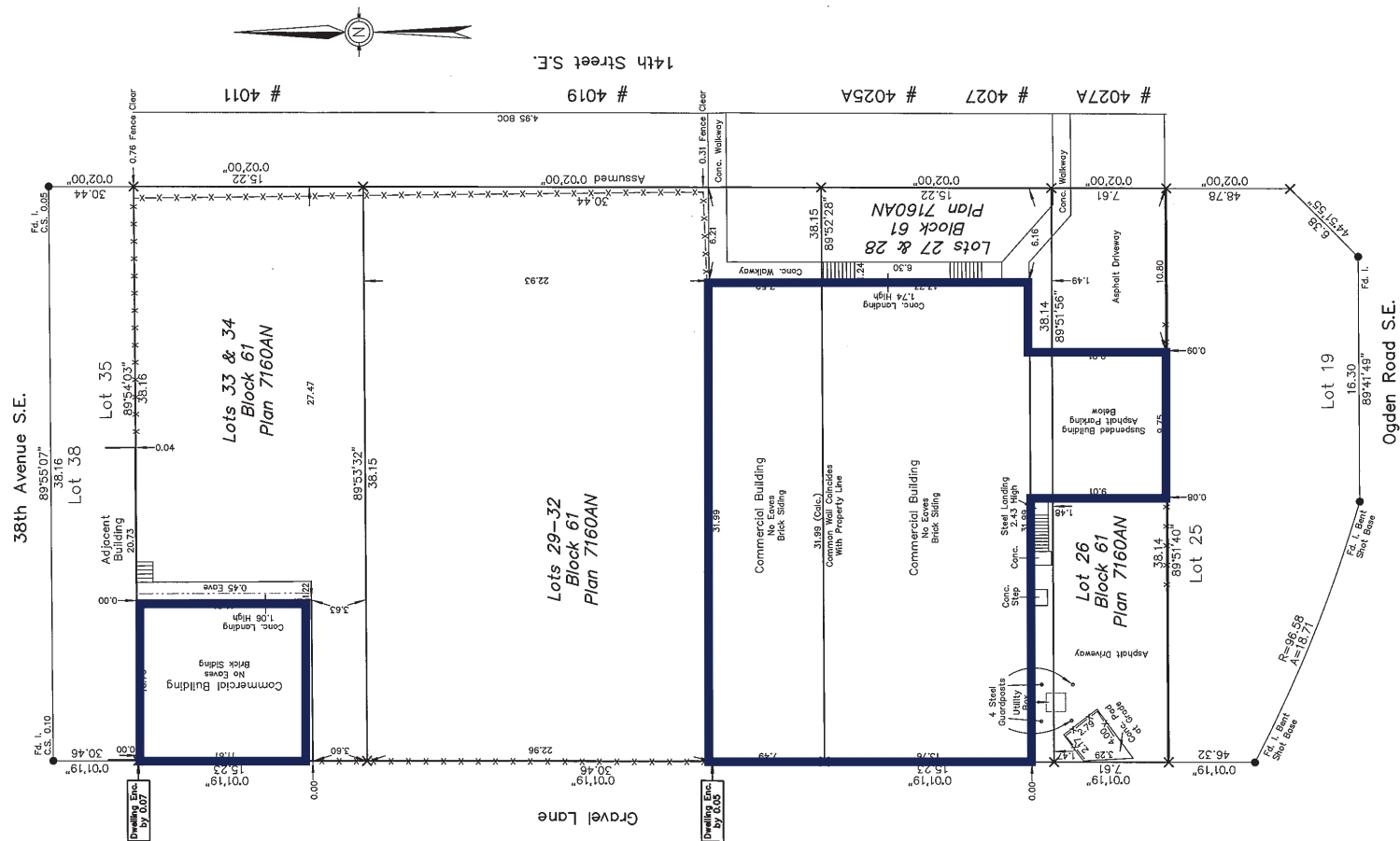


Lower Level Plan



4027 - 14 Street SE

4011, 4019, 4027 - 14 Street SE



4011, 4019, 4027 - 14 Street SE

Opportunity to purchase 0.65 acres with two industrial buildings

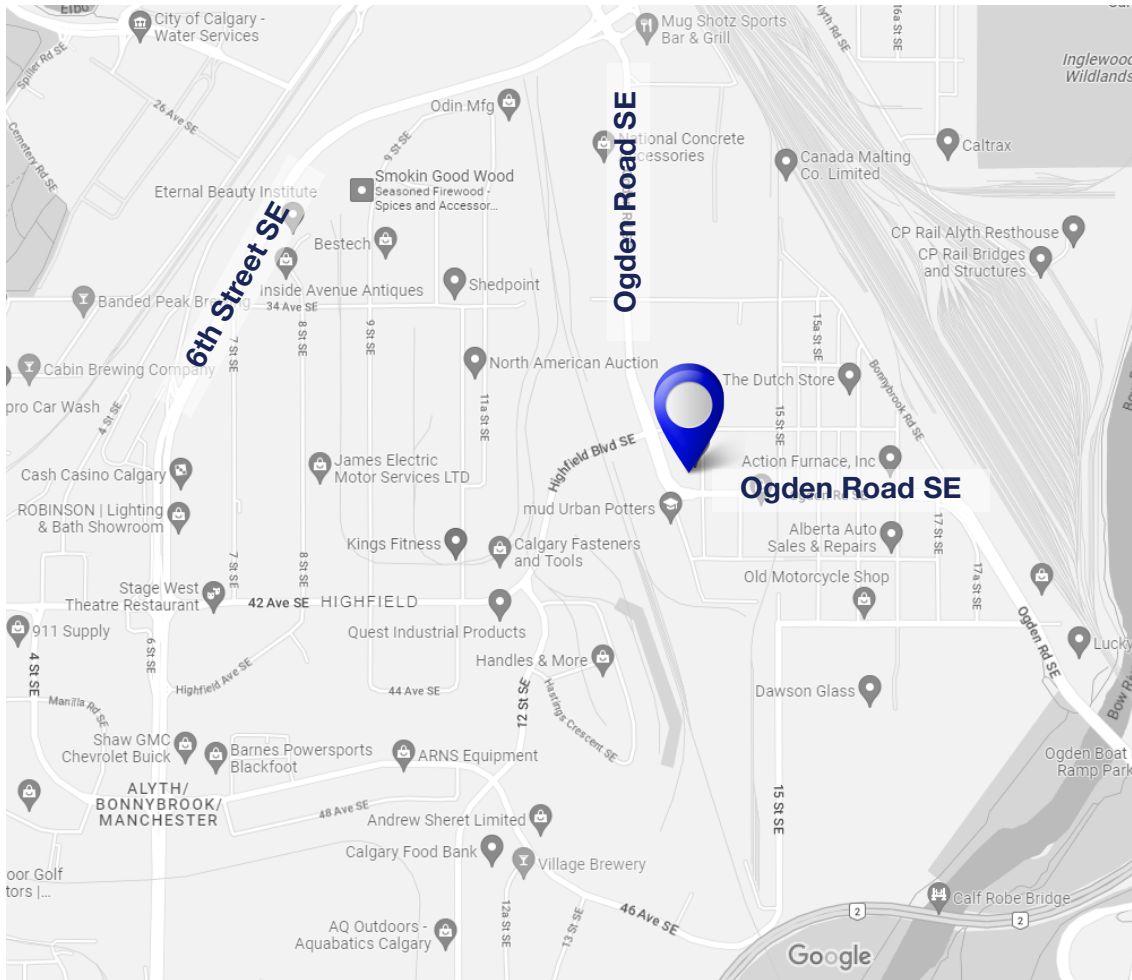
Separately titled buildings in the Alyth/Bonnybrook industrial area. Located just off of 42 Avenue SE and is in close proximity to main arteries including Ogden Road, Deerfoot Trail, Blackfoot Trail and Glenmore Trail. Several public transit routes services the area.

Several amenities and services are available in the surrounding area including green spaces, parks eateries and the Bow River pathway system.

The property is an attractive location for businesses looking for a presence in a well-connected and diverse area of Calgary. The property's prime location, accessibility, zoning and range of nearby amenities make it an excellent choice for a wide range of commercial uses.



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Agent Information

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Cresa

324 - 8 Avenue SW, Suite 1550 | Calgary, AB T2P 2Z2 | 403.571.8080 cresa.com

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