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**GREY ROCK**  
Marketing Solutions Inc.



11,613 SF Owner/User

Investment Property in NW Calgary

**FOR SALE** | 3131 - 68<sup>th</sup> Street NW, Calgary | AB

A great opportunity for an owner/user to acquire a freestanding industrial building in Northwest Calgary. The available space is 5,616 SF and the remainder of the building is leased out to two tenants providing additional income of \$129,600/annum. Located just off Highway 1, beside Rona & Sunnyside Greenhouse, you can be downtown Calgary in fifteen minutes. Great for a wide range of uses with plenty of parking on site for employees and clients.

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## Specifications

District	Northwest Calgary-Bowness		
Legal Address	Plan 3088FK; Lot 2		
Zoning	DC following I-2 guidelines		
Year Built:	1976 and 2004		
Site Area	0.50 acres		
Location	The Property is located in Northwest Calgary just off Highway 1		
Building Size	11,613 SF		
Leased Area*	6,000 SF		
Available Area*	Second Floor Office/Suite:	±2,000 SF	
	Office:	±1,000 SF	
	Shop/Warehouse:	±2,613 SF	
	Total:	±5,613 SF	
Loading	Three (3) - 12'W x 12'H Drive-in door		
Available	Negotiable		

\*Measurements are rough estimates. Subject to confirmation.

## Sale Details

Asking Price	\$2,800,000
Additional Income	\$129,600 gross per annum
Taxes	\$27,638.94 (2017)

## Features

- Rare industrial/commercial opportunity in NW Calgary
- Owner/user property with additional income
- Great live-work-play space
- Second level suite is 80% complete; finishings are customizable based on your needs/preferences
- Two large rooftop patios facing west to the mountains and east to downtown
- Located just off Highway 1

Contact us:

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CLOCKWISE FROM TOP:  
Shop // Two Bedroom Suite // Patio // Man Cave

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