



Calgary SMI Commercial
Real Estate Limited
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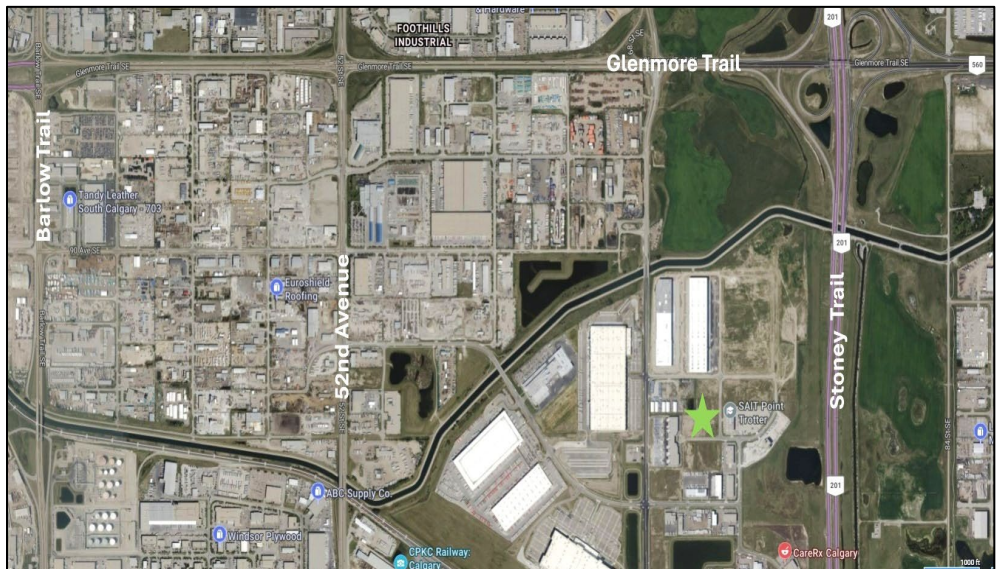
Investment Property

20,900 SqFt on 2.37 Ac

Subdivision: Point Trotter Industrial
Legal: Lot 13, Blk 3, Plan 1211094
Zoning: Industrial General (I-G)
Year Built: 2024
Ceiling Height: 28' clear (TBV)
Sprinklered: Yes - ESFR
Electrical Supply: 400 Amps (TBV)
Loading Doors: 7 Dock 8'6"x10'
1 Drive-In 14'x16'
Parking: 24 Staff
2 Wheelchair accessible
19 Trailer 56'x12'
Stabilized NOI: \$371,132.66.
over 3.5 years
(5yr Renewal Option)
Property Taxes: \$120,490.
(Estimated for 2026)
Warehouse Area: 17,620+/- SqFt
Main Floor Office: 1,680+/- SqFt
Mezzanine Office: 1,600+/- SqFt
Total Building: 20,900+/- Square Feet

Offered at: \$6,900,000.

- This state-of-the-art distribution building was built in 2024 to the highest standards in quality and sustainability.
- The main floor office consists of a reception, 2 private offices, a staff lounge/lunchroom, washrooms, and mechanical room. Mezzanine office is partially developed with 2 offices, open bullpen, and boardroom.
- No amenity overlooked; Fully ESFR sprinkler system, HVAC throughout, Air exchange (HRV system), LED lighting, under-slab Radon control measure, hydronic heating, bumpers & pads for dock loading (7) doors, heated concrete ramp to drive-in door. The majority of yard is paved asphalt plus finished grade surface. Fenced and secured site with perimeter lighting and electrical supply.
- With only 20% site coverage, this building is positioned to maximize the benefit of the site, allowing for extensive staff and trailer parking, and optimized maneuvering of semi-trucks and trailers.
- Point Trotter Industrial Park is in the immediate vicinity of key transportation routes, allowing for the efficient distribution of products. The Canadian Pacific Calgary Intermodal Facility is also close by if required.



This package is intended for information purposes only. Recipients should not rely upon it for factual information. The information contained within this package is considered to be accurate but Calgary SMI Commercial Real Estate Limited does not warrant it to be so. Recipients should conduct their own investigations to determine the accuracy of information contained herein. All information is subject to change without notice.

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