

Central

AT SUNRIDGE

INDUSTRIAL CONDOS | SUNRIDGE PARK
Unit 110 | 3111 27 Street NE, Calgary AB

FOR SALE OR LEASE

SUITE 110
9,863 SF

**AVISON
YOUNG**



BUILDING DETAILS

SUNRIDGE INDUSTRIAL PARK

Address: 3111 27 Street NE
District: Sunridge
Zoning: Direct Control (DC87D2022)

SUITE DETAILS

SUITE 110

Available Area: 9,863 SF
Availability: Immediately
Clearance Height: 18' - 40'
Loading: 1 Drive-in (14' x 12')
Power: 200 Amps (per unit)
Parking Ratio: 1 : 1,193 SF
Lighting: LED
Sprinklers: ESFR ready
Parking: 33 Visitor parking stalls
Condo Fees: TBV

SALE

Asking Price: \$275 PSF
Total Sale Price: \$2,712,325

LEASE

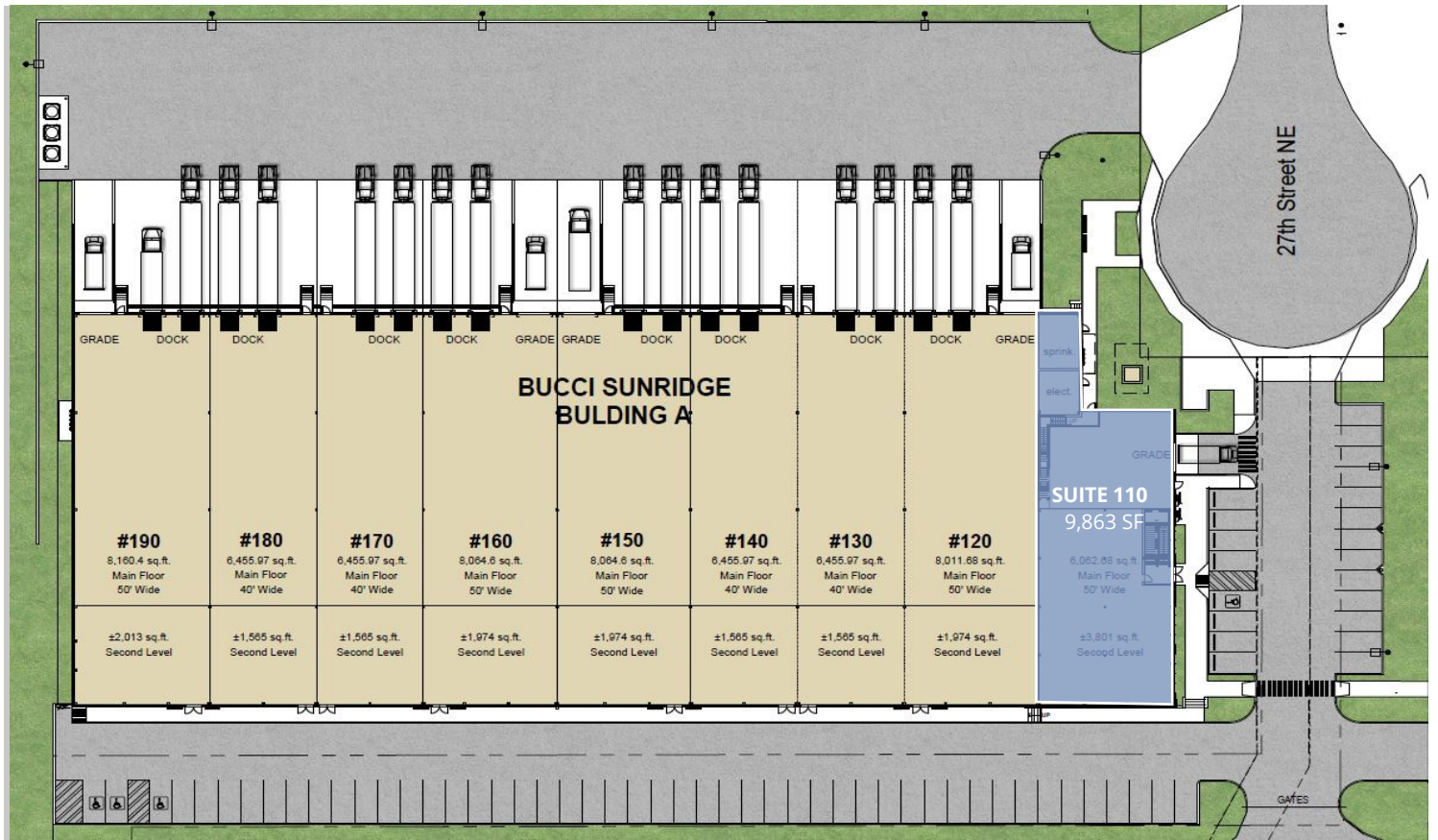
Net Rent: \$17.50
Additional Fees: \$20 PSF TIA included
Op. Costs: TBV

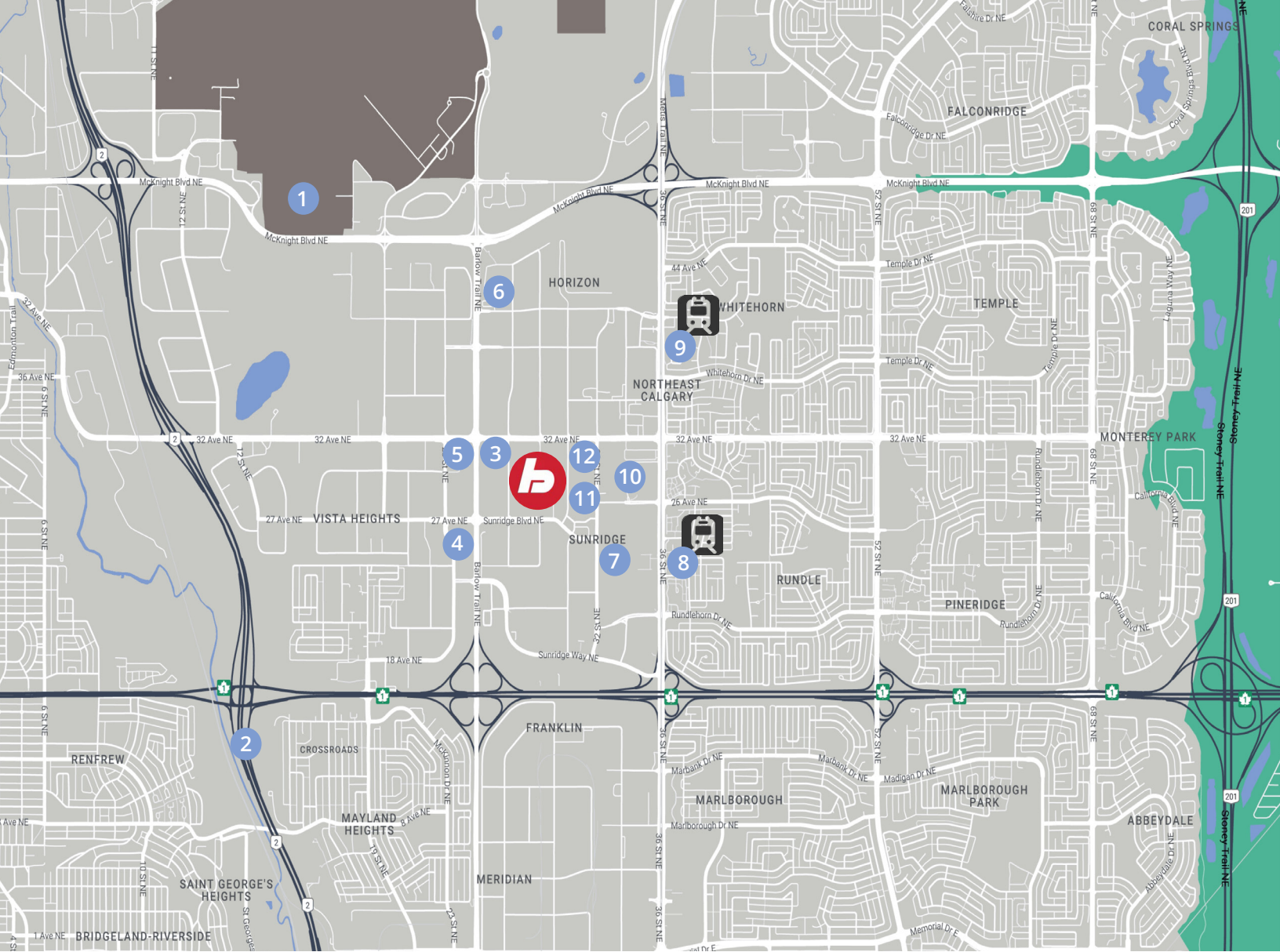
SUITE HIGHLIGHTS

- **Brand-new 9,863 SF industrial condominium** available for immediate sale or lease
- **One grade-level drive-in loading door (1G)** with efficient unit access
- **Approximately 3,801 SF mezzanine capability** ideal for office or ancillary space
- **Direct Control zoning (DC87D2022)** allowing a wide range of permitted uses
- **End-cap unit** with window glazing across two floors
- **Currently approved for a banquet hall**



UNIT 110 9,863 SF





- 1. YYC International Airport
- 2. To Downtown Calgary
- 3. HUSKY Truckstop
- 4. Sharkclub
- 5. JOEY Barlow
- 6. Cactus Club

- 7. Sunridge Mall
- 8. Rundle LRT
- 9. Whitehorn LRT
- 10. Peter Lougheed Hospital
- 11. RONA
- 12. Costco

DINING

Original Joe's
 Moxie's Bar & Grill
 Cattle Baron
 CHOP Steakhouse
 Bar Earls Kitchen
 A&W Canada
 McDonald's, Wendy's
 Tim Hortons
 Starbucks, Subway

SHOPPING

Best Buy
 Lowe's
 Safeway
 Freestone Produce
 London Drugs
 STAPLES
 Toys R Us
 Superstore
 Chapters

COMFORT

Best Western
 Holiday Inn
 Days Inn Wyndham
 Sheraton Cavalier Calgary
 Sandman Hotel
 Hilton Garden Inn Comfort
 Inn & Suites Courtyard by
 Marriott

SERVICES

Good Life Fitness Cineplex
 Odeon Sunridge
 Professional Centre
 RBC Royal Bank
 Scotia Bank
 TD Canada Trust
 BMO Bank of Montreal
 Servus Credit Union
 Budget Car + Truck Rental

GET MORE INFO

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