

FREESTANDING BUILDING IN AIRDRIE

// ± 7,458 SF on 0.56 Acres

FOR SALE
48 East Lake Green NE
Airdrie, AB



Lead Broker

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PROPERTY HIGHLIGHTS // 48 East Lake Green NE



PROPERTY OVERVIEW

District:	Airdrie, East lake Industrial
Zoning:	IB-2 (Industrial Park Employment District)
Year Built:	1983/ Expansion 2004
Lot Size:	0.56 Acres
Square Footage Breakdown:	
Office:	±920 SF
Warehouse:	<u>±6,458 SF</u>
Total:	7,458 SF
Bonus Mezzanine:	920 SF
Clear Height:	16'
Loading:	5 Drive-in Doors (12'w x 14'h)
Power:	400 Amps, 120/208 Volts (TBV)
Cell Tower Income:	Please call agent for details
Property Tax (Est. 2025):	\$20,187
Sale Price: (Price reduced)	\$2,200,000 \$2,150,000
Availability:	Negotiable

PROPERTY COMMENTS

- 7,458 SF freestanding building on 0.56 Acres
- Ideal for manufacturing / fabrication
- Side paved fenced yard
- 5 drive-in doors (12'w x 14'h)
- Heavy power; 400 Amps at 120/208 Volt (TBV)
- Compressed air system in place
- Income from Telus cell tower on-site
- Close proximity to Veterans Boulevard NE and Queen Elisabeth II Highway

INTERIORS PHOTOS // 48 East Lake Green NE





Drive Times:

- Queen Elizabeth Hwy: 4 minute
- Stoney Trail NE: 10 minutes
- Calgary Airport: 15 minutes
- Downtown Calgary: 25 minutes

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