

FOR SALE



4500 - 106th Avenue SE, Calgary, AB

16,984 sq. ft. Cross-Dock Terminal on 4.28 Acres



**25 Door Cross
Dock Terminal**



**Office Over
Two Floors**



**60 Trailer
Parking Stalls**

JON C. MOOK, SIOR

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5040 - 12A Street SE | Calgary, AB T2G 5K9 | lee-associates.com/calgary

PROPERTY DETAILS

AVAILABLE AREA:

Main Floor Office:	+/- 2,118 sq. ft.
Second-Floor Office:	+/- 2,220 sq. ft.
Warehouse:	+/- 12,646 sq. ft.
Total Building Area:	+/- 16,984 sq. ft.

SITE SIZE:

4.28 acres

PURCHASE PRICE:

\$8,200,000.00
(\$482.81 per sq. ft.)

PROPERTY TAX:

\$128,241.55 (for 2026)
(\$7.55 per sq. ft. per annum)

AVAILABLE:

Immediate

YEAR BUILT:

2006

CEILING HEIGHT:

18' clear

HEATING:

Radiant tube heaters

ELECTRICAL:

400 amps, 347/600 volts, 3 phase

TRAILER PARKING:

60 Trailer stalls

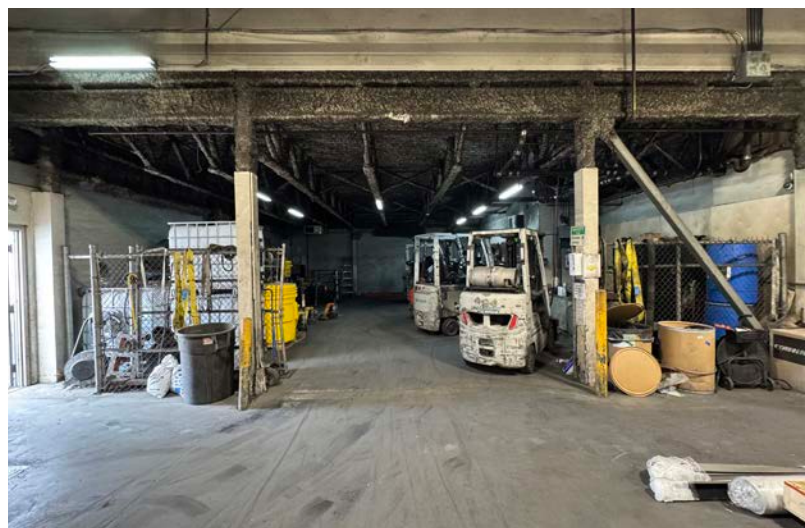
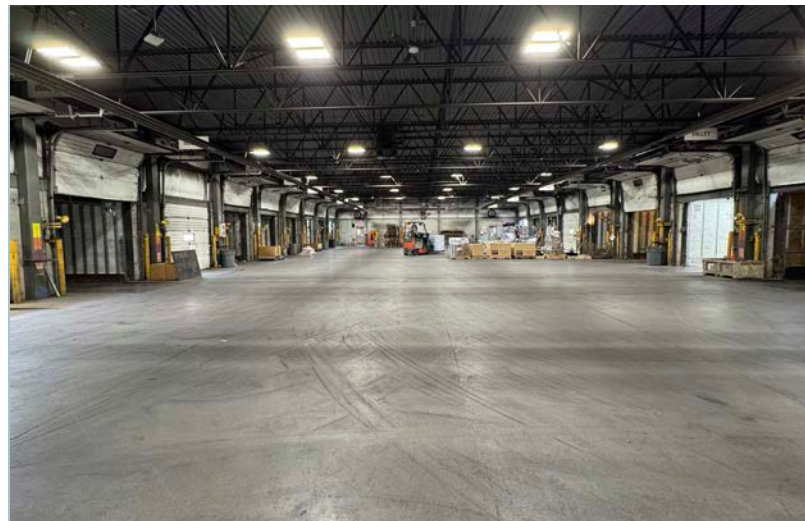
14 Tractor stalls

LOADING:

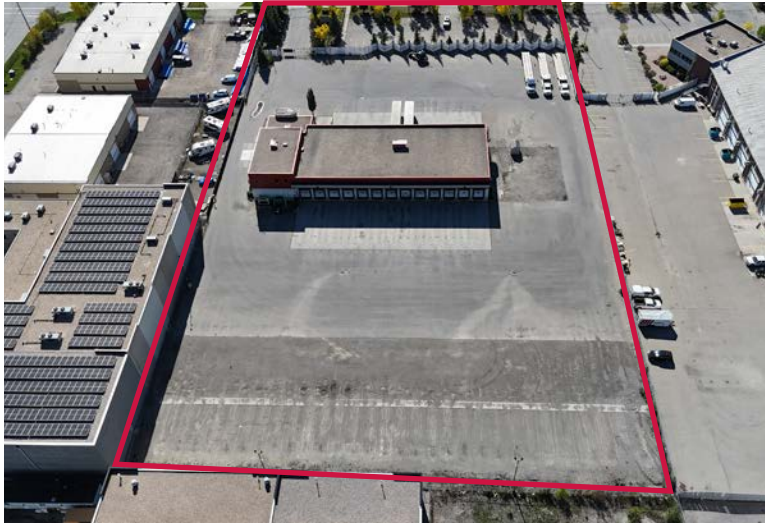
24 - 8'9" x 9' dock doors with air bag levelers,
seals & bumper pads
1 - 12' x 14' ramped drive-in door

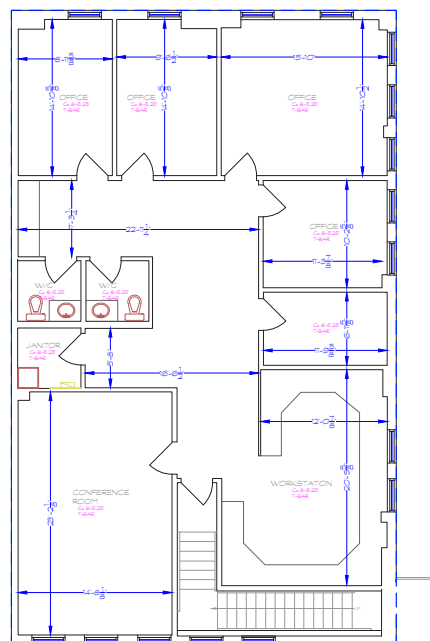
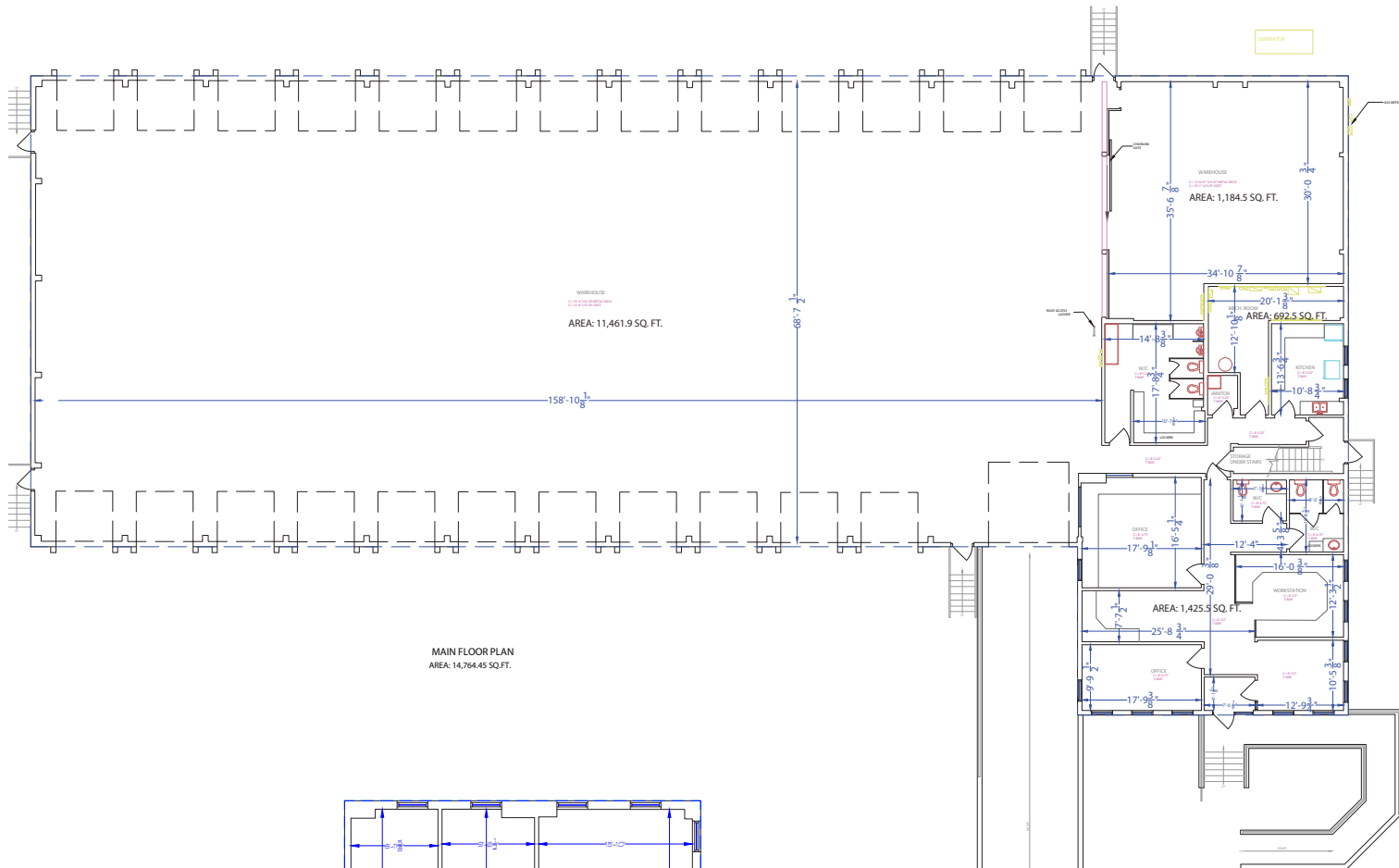
COMMENTS:

- » Single-use cross dock facility
- » 14,000 CFM make-up-air system
- » Exterior weigh scale installed
- » On-site Back-up Generator
- » Quick access to 52nd Street, Barlow, Glenmore, and Deerfoot Trail SE

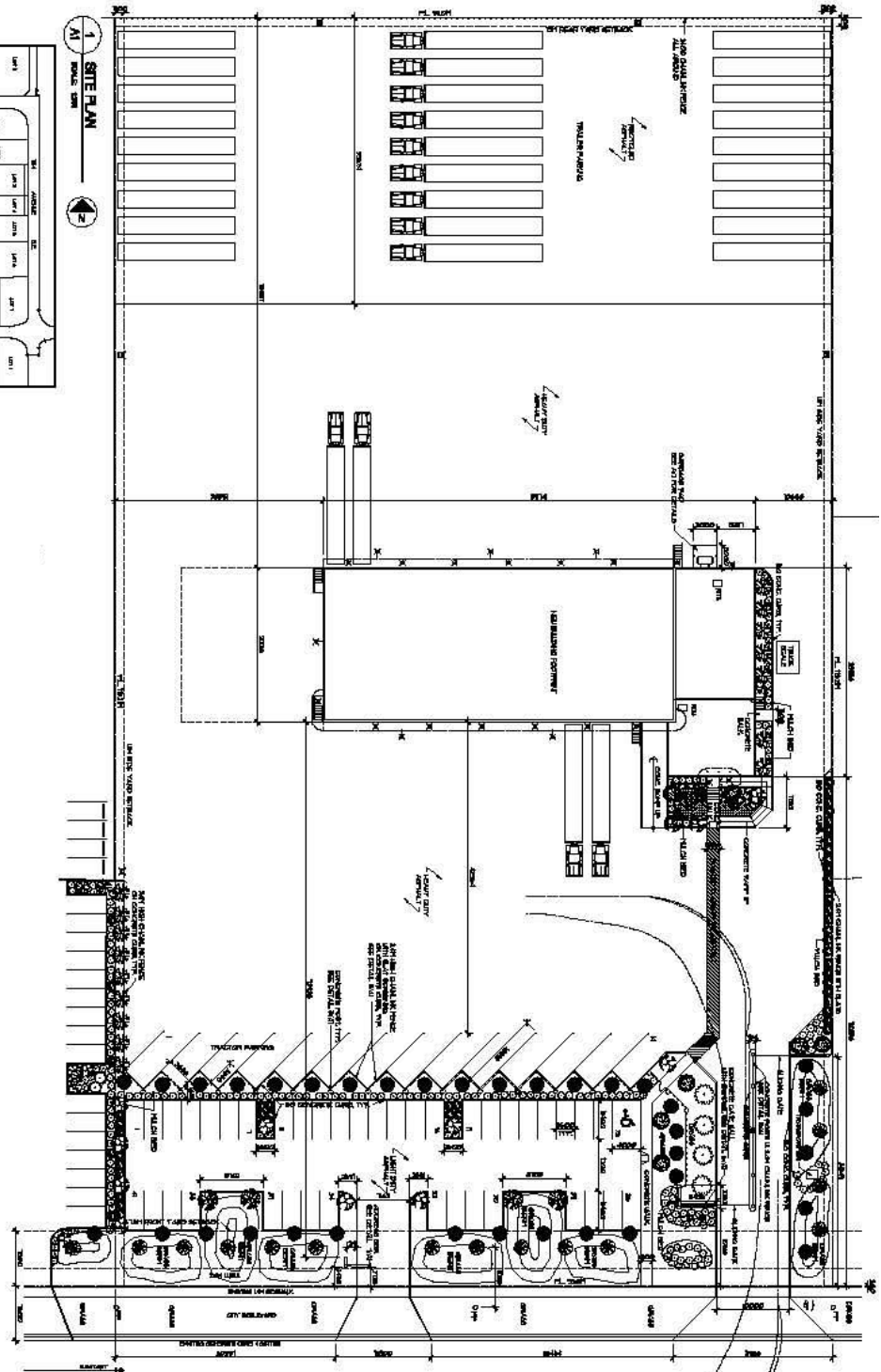


EXTERIOR PHOTOS

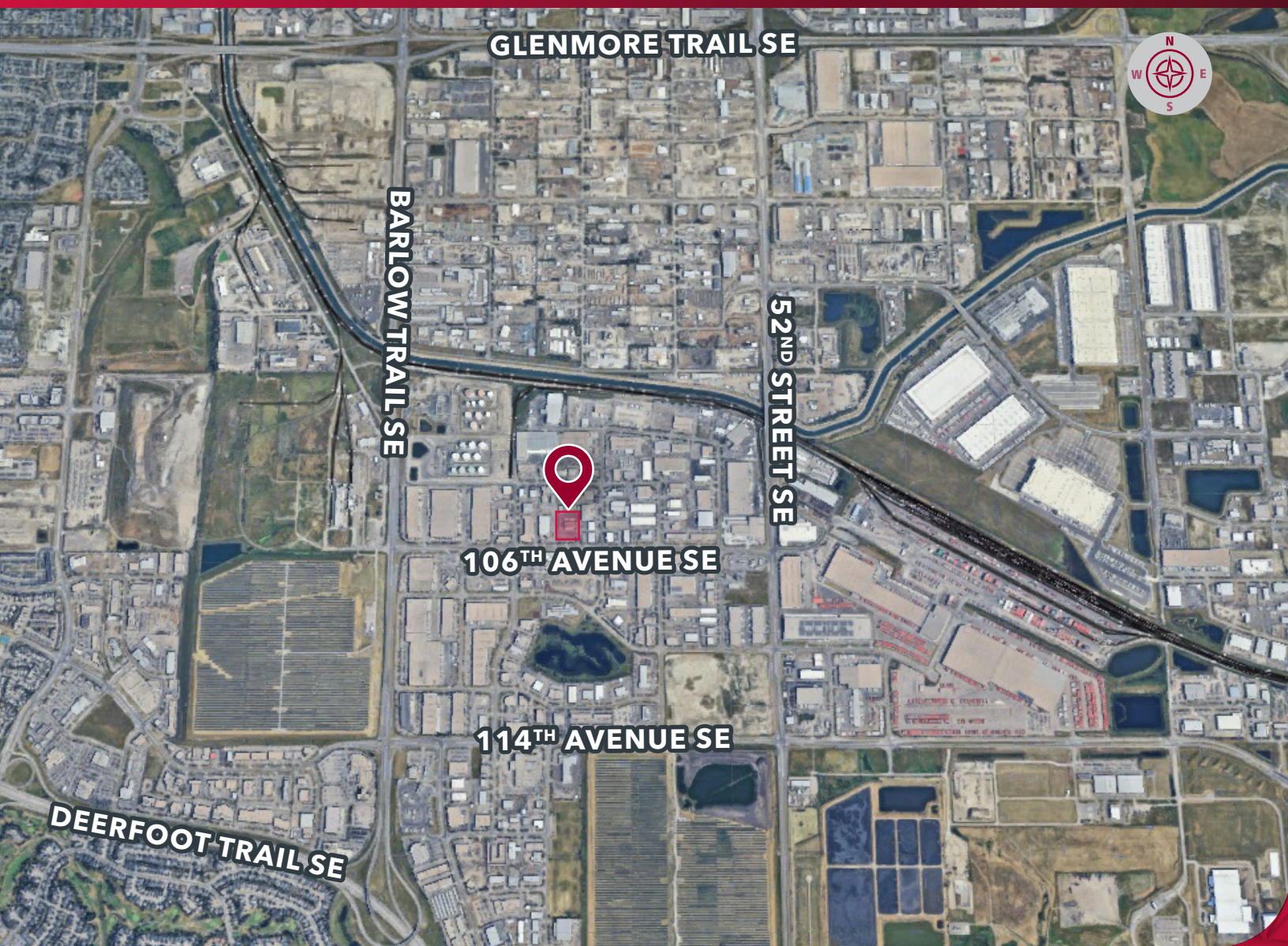




UPPER FLOOR PLAN
AREA: 2,219.47 SQ.FT.



LOCATION



CONTACT US



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COMMERCIAL REAL ESTATE SERVICES