

FREESTANDING BUILDING IN AIRDRIE

// ± 7,458 SF on 0.56 Acres

FOR SALE
48 East Lake Green NE
Airdrie, AB



Lead Broker

Manny Verdugo, SIOR | Vice President / Associate
403.383.7142 | mverdugo@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS // 48 East Lake Green NE

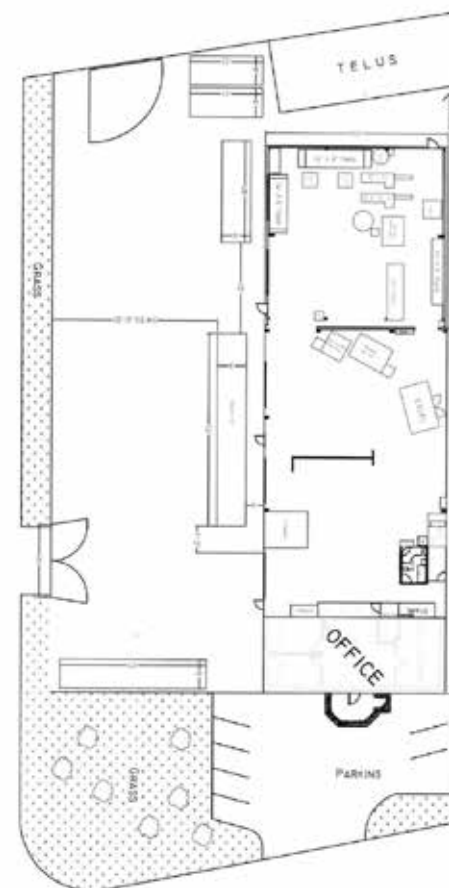
PROPERTY OVERVIEW



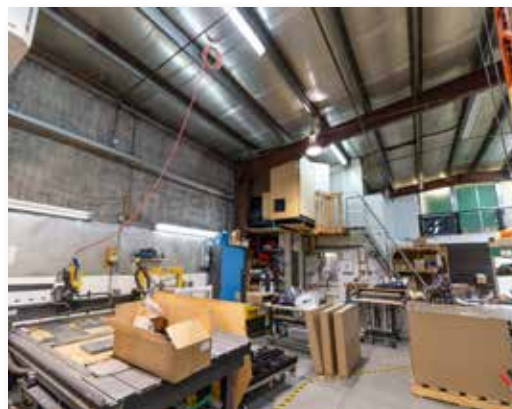
District:	Airdrie, East lake Industrial	
Zoning:	IB-2 (Industrial Park Employment District)	
Year Built:	1983/ Expansion 2004	
Lot Size:	0.56 Acres	
Square Footage Breakdown:	Office:	± 920 SF
	Warehouse:	±6,458 SF
	Total:	7,458 SF
	Bonus Mezzanine:	920 SF
Clear Height:	16'	
Loading:	5 Drive-in Doors (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:	\$2,200,000	
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



PROPERTY 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

This communication is intended for general information only and not to be relied upon in any way. Consequently no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

Lead Broker

Manny Verdugo, SIOR | Vice President / Associate
 403.383.7142 | mverdugo@cdnglobal.com

736 6th Avenue SW, Suite 1010 Calgary, Alberta T2P 3T7 www.cdnglobal.com

CDNGLOBAL[®]
 Commercial Real Estate Advisors