

FOR SALE

MULTI-TENANT INVESTMENT OPPORTUNITY



4216 - 10 STREET NE
CALGARY, AB



Lead Agents:

BRENT JOHANNESSEN
brent.johannesen@cushwake.com

JORDAN LEBLANC
jordan.leblanc@cushwake.com

PROPERTY DETAILS

FOR SALE | 4216 - 10 Street NE, Calgary, AB

Legal Description:	Plan 154LK; Block 1; Lot 7
District:	McCall Industrial
Site Size:	0.99 acres
Total Rentable Area:	± 16,595 sf
Main Floor Occupancy:	100%
2 nd Floor Occupancy:	25%
Loading:	5 drive-in doors
Zoning:	I-G (Industrial General)
Year Built:	1973
Asking Price:	\$2,950,000 (\$178 psf)
Current NOI:	\$153,192
Property Taxes:	\$53,641.76 (2023)
Operating Costs:	\$5.95 psf (2023)

HIGHLIGHTS

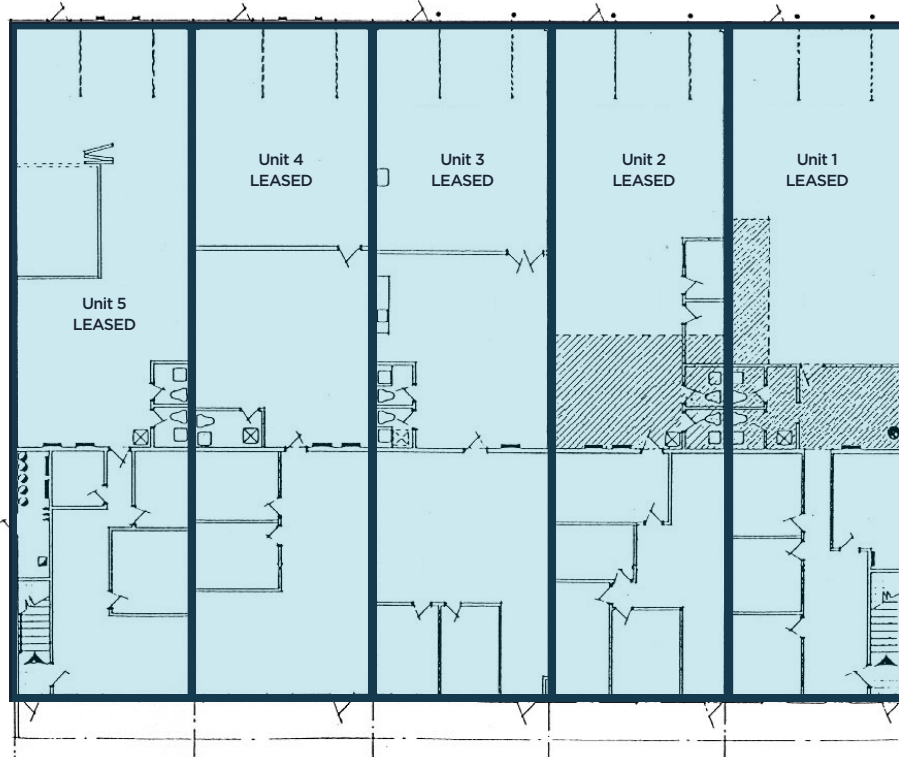
- Beautiful city and mountain views
- Comprised of 5 industrial bays on the main floor and 4 separate second floor office units
- Fully paved site with generous loading area
- Property has been very well maintained
- Good access onto McKnight Boulevard, Deerfoot Trail and 32nd Avenue NE

**CLICK HERE TO
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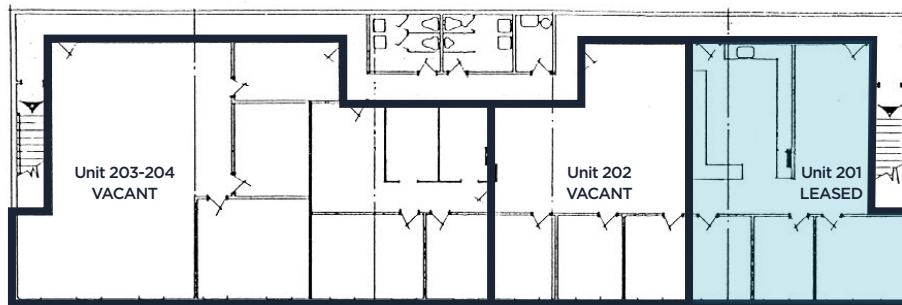


FLOOR PLAN

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Main Floor



Second Floor

MAIN FLOOR UNIT BREAKDOWN

Unit #	Total Area	Office Area	Warehouse Area
Unit 1	2,202 sf	713 sf	1,489 sf
Unit 2	2,374 sf	885 sf	1,489 sf
Unit 3	2,374 sf	885 sf	1,489 sf
Unit 4	2,374 sf	885 sf	1,489 sf
Unit 5	2,202 sf	713 sf	1,489 sf

SECOND FLOOR UNIT BREAKDOWN

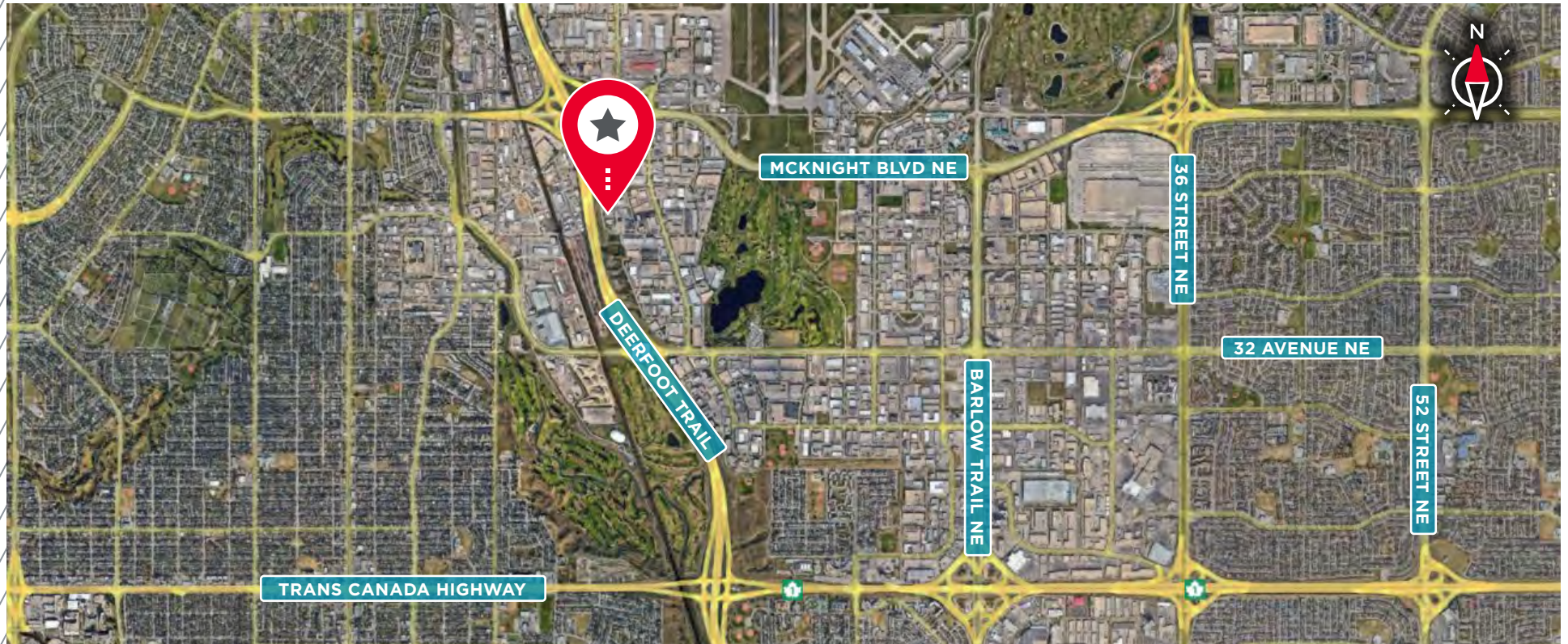
Unit #	Total Area*	Status
Unit 201	1,240 sf	Leased
Unit 202	1,150 sf	Vacant
Unit 203	901 sf	Vacant
Unit 204	1,778 sf	Vacant

*Includes share of common area.

*Not to scale, not exactly as shown.



LOCATION MAP



BRENT JOHANNESSEN
Vice President
Industrial Sales & Leasing
D: 403 261 1116
C: 403 589 8600
brent.johannesen@cushwake.com

JORDAN LEBLANC
Associate Vice President
Industrial Sales & Leasing
D: 403 261 1166
C: 403 660 5141
jordan.leblanc@cushwake.com

BRAD PILLING
Vice President
Industrial Sales & Leasing
D: 403 261 1121
C: 403 880 1419
brad.pilling@cushwake.com

ZACK DARRAGH
Associate Vice President
Industrial Sales & Leasing
D: 403 261 1120
C: 587 437 2595
zack.darragh@cushwake.com

SAM HURL
Associate
Industrial Sales & Leasing
D: 403 261 1115
C: 403 630 7215
sam.hurl@cushwake.com



CUSHMAN & WAKEFIELD ULC
250 - 6 Ave SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com