

# F O R S A L E

RARE FIND  
HIGH EXPOSURE  
7,465 SQ. FT. FREESTANDING BUILDING  
ON A 3.04 ACRE CORNER SITE



## Highlights...

- ✓ 7,465 sq. ft. Stand alone building, on a 3.04 acre corner site,
- ✓ Direct high exposure high traffic location
- ✓ Large compacted yard with front paved parking area
- ✓ Fully fenced with 2 gated access points, drive around loading and yard lighting
- ✓ Flexible IB-2 Zoning allows many uses
- ✓ 1,800 sq ft front office / showroom, lunchroom, 3 washrooms, wash bay and open warehouse
- ✓ Only 6% site coverage, provides for expansion or higher density redevelopment

**CENTURY 21 Bamber Realty Ltd.**

**PAUL LOUTITT**

1612 - 17 Avenue S.W.

Calgary, Alberta, Canada T2T 0E3

Office/Pager: (403) 245-0773 [www.calgarycommercialrealty.com](http://www.calgarycommercialrealty.com)

Cellular: (403) 861-5232 Fax: (403) 229-0239 E-Mail: [ploutitt@shaw.ca](mailto:ploutitt@shaw.ca)

**Industrial, Retail, Investment Sales & Leasing**

# FOR SALE

<b>MUNICIPAL ADDRESS:</b>	159 Eastlake Boulevard NE, Airdrie, Alberta
<b>LEGAL DESCRIPTION:</b>	Plan 1013485 Block 8 Lot 10
<b>SITE:</b>	3.04 acres, Front paved area, 2 access points to compacted gravel site, fully fenced with yard lighting
<b>IMPROVEMENTS:</b>	7,465 sq. ft. pre engineered building consisting of 1800 sq. ft. front office / showroom, , lunch room, 3 washrooms, wash bay and open warehouse
<b>LOADING:</b>	1 - 12'x 12', 1 - 12' x14' , 1- 8'x 8' overhead drive in door
<b>CEILING HEIGHT:</b>	18-25' clear
<b>ELECTRICAL SERVICE:</b>	200 Amp / 208/120 Volt, 3 phase to be verified
<b>SIGNAGE:</b>	Highly visible fenceline and building signage
<b>STATUS:</b>	Currently Leased to local auto dealership, Lease expires May 31, 2027
<b>ZONING:</b>	1B-2
<b>PROPERTY TAXES:</b>	(2023) \$32,265.35 (2018)
<b>PRICE:</b>	\$3,550,000

**COMMENTS:** Rare find, stand alone 7,465 sq. ft. building on 3.04 acre corner site bordered by high traffic Veterans and East Lake Boulevards. Flexible building with front paved parking, large compacted site, fully fenced with yard lighting. Site is prime for either an owner user or as an investment with redevelopment upsides. Accessible location provides easy access and proximity to Highway 2 and Stoney Trail.

**NOTE:** the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Purchaser and does not form part of any future agreement. This property may be withdrawn from the market at any time without further notice.

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# FOR SALE

## ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

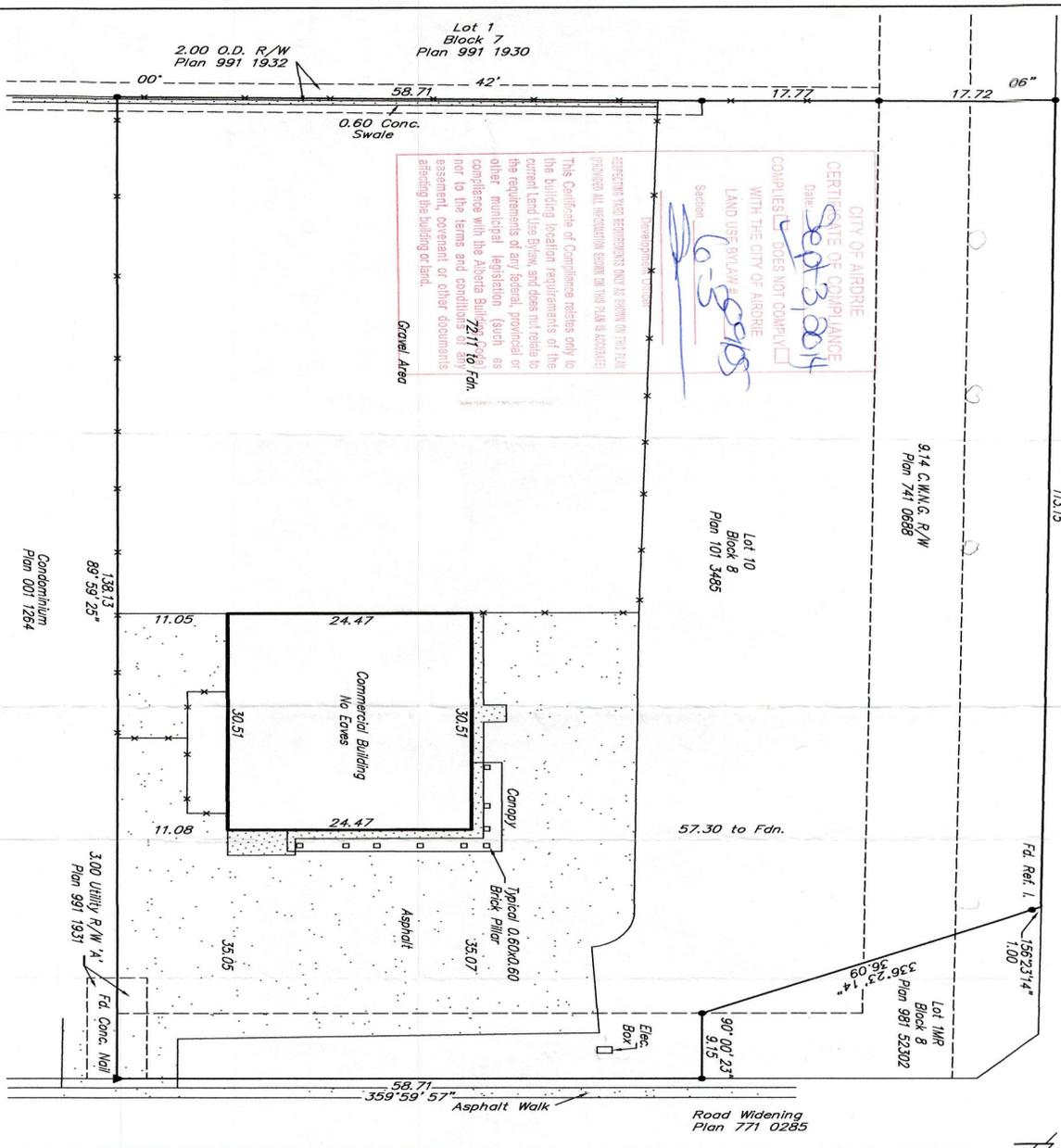
Veterans Boulevard N.E.

90° 44' 50"  
113.15

914 C.M.N.G. R/W  
Plan 741 0888

Lot 10  
Block 8  
Plan 101 3485

Lot 11R  
Block 8  
Plan 991 52302



CITY OF AIRDRIE  
CERTIFICATE OF COMPLIANCE  
Date: Sept 3, 2014  
WITH THE CITY OF AIRDRIE  
COMPLETED DOES NOT COMPLY  
Section: 6-5-2014  
RESPECTING THE REQUIREMENTS ONLY AS SHOWN ON THIS PLAN PROVIDED ALL INFORMATION FROM THIS PLAN IS ACCURATE.  
This Certificate of Compliance relates only to the building location requirements of the current Land Use Bylaw, and does not relate to the requirements of any federal, provincial or other municipal legislation (such as compliance with the Alberta Building Code) not to the terms and conditions of any easement, covenant or other documents affecting the building or land.

East Lake Boulevard N.E.

Address : 159 East Lake Boulevard N.E.  
Airdrie, Alberta

Legal : Lot 10, Block 8, Plan 101 3485

To : Richard Radcliffe  
200, 3016 - 19th Street N.E.  
Calgary, Alberta, T2E 6T9

Date of Survey : August 12th, 2014  
Date of Title Search : July 18th, 2014  
Title No. : 101 277 295

Certification

I hereby certify that this report and related survey were prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto, accordingly within those standards and as of the date of this report, I am of the opinion that:

1. the Plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 7.6 of the Alberta Land Surveyors' Association Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title to the property;
2. the improvements are entirely within the boundaries of the property;
3. no visible encroachments exist on the property from any improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the property;
5. title subject to U. R/W # 741 082 943 Agreement re: R. & easement # 991 176 008, & R.C. 991 176 011.

Disburse

This Report has been prepared for the benefit of the property owner(s), subsequent owner(s) and any of their agents for the purpose of (a) Land Conveyance, support of a Subdivision Application, a Mortgage Application, a submitted to the municipality for a Compliance Certificate, etc.) Copying is permitted only for the benefit of those parties. Where applicable, registered easements and utility rights-of-way affecting the extent of the property have been shown. Other matters affecting the property, such as restrictive covenants or municipal requirements, have not been placed during the survey for this report. This plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Dated at Calgary, Alberta, August 20th, 2014

*Janet Douglas*  
Jan Douglas, A.L.S.  
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**NOTE**  
Scale 1 : 500  
All measurements are in metres.  
Unless otherwise specified, the dimensions shown relate to distances from property boundaries to foundation walls.  
Unless otherwise specified, eaves are dimensioned to the line of foundation.  
Setbacks from Posts found shown thus:  
Concrete Nails found shown thus:  
Property Boundaries of Parcel Affected shown thus:  
Foundation shown thus:  
Fences shown thus:  
Fences found to be within 0.20m of the property line are shown on the property line.  
This plan is not valid unless it bears an original signature (in blue ink) and Douglas Surveys Inc. permit stamp (in red ink).

**DOUGLAS SURVEYS INC.**  
290, 2323 - 32nd Avenue N.E.  
Calgary, Alberta, T2E 6Z3  
Phone : 403-228-7005 Fax : 403-228-4144

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