

F O R S A L E

3603 EDMONTON TRAIL NE
FREESTANDING 2 TENANT INDUSTRIAL BUILDING
&
3611 EDMONTON TRAIL
INDUSTRIAL LOT WITH HOUSE/OFFICE



PAUL LOUTITT
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Retail, Industrial, Investment Sales & Leasing

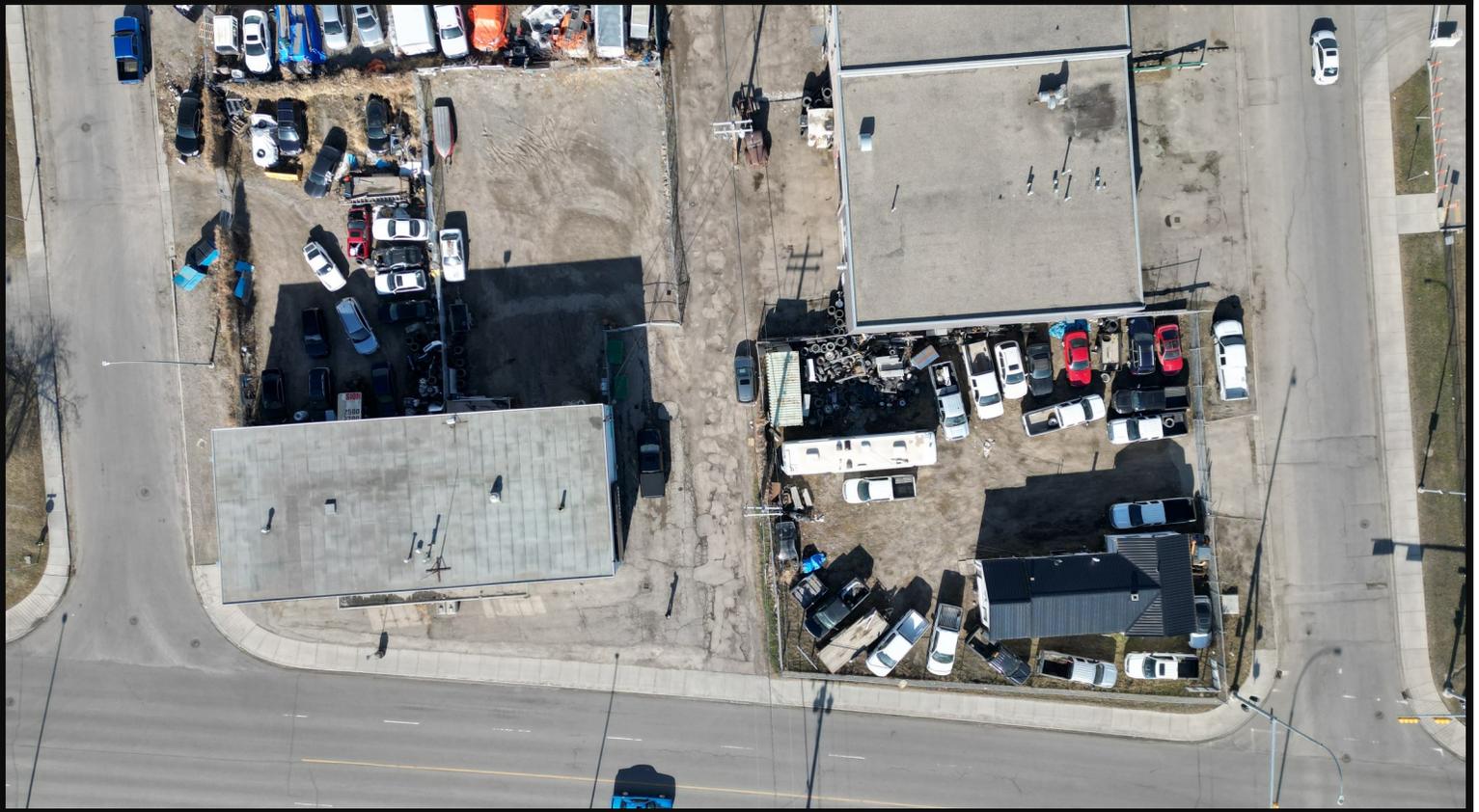
FOR SALE

- ADDRESS'S:** 3603, 3611 Edmonton Trail NE Calgary, Alberta
- LEGAL DESCRIPTIONS:** (3603) Plan 5942AD Block 16 Lots 1-6, (3611), Plan 5942AD Block 16, lots 40-43
- YEAR OF CONSTRUCTION:** Circa 1970
- ZONING:** I-R Industrial Redevelopment, Bylaw IP2007
- PROPERTY TAXES:** (2022) 3603 Edmonton Trail , \$26,102.18 Assessment value \$1,190,000
3611 Edmonton Trail, \$ 16,165.80 Assessment value \$ 737,000
- DESCRIPTION:** 3603 Edmonton Trail is 4,000 sq. ft. +/- slab on grade concrete block structure with built up roof system on a .40 acre / 17,621 sq. ft. site, 400 amp power split between 2 bays, 16" clear ceiling height , currently occupied by 2 month to month automotive Tenants.
3611 Edmonton Trail NE is a .26 acre / 11,378 sq. ft. site with an 992 +/- sq. ft. Older house with basement, currently occupied by a month to month auto sales tenant. Both properties have good yard component and are corner lots.
Properties can be sold together or separately
- PARKING:** Ample on site and Street
- PRICE:** \$1,225,000, 3603 Edmonton Trail NE
\$ 725,000, 3611 Edmonton Trail NE
- COMMENTS:** Great opportunity for an owner user or investor, 2 Industrial properties spanning a full block along Edmonton Trail NE, separated by a public alley, currently occupied by month to month tenants, properties can be sold together or separately.



DISCLAIMER: ! 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 This property may be withdrawn from the market at anytime without further notice.

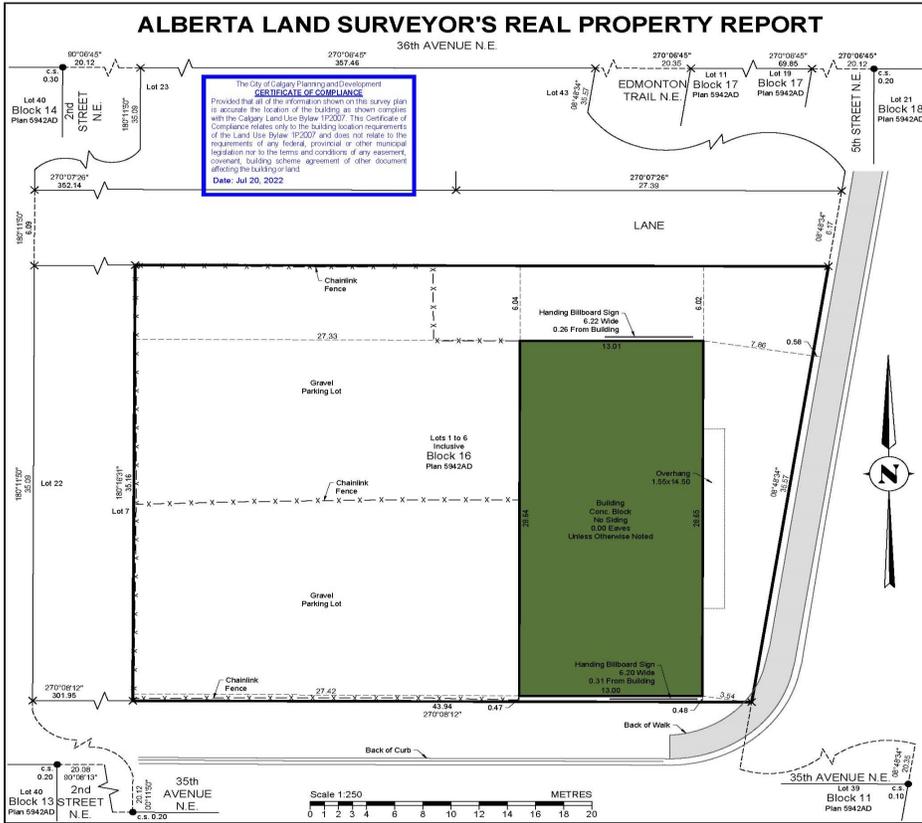
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FOR SALE

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



OLSEN NORTH LAND SURVEYING

52-29th Avenue S.W.
 Calgary, Alberta T2S 2Y3 Phone: 403-370-7723

Description of Property:

Legal Address: Plan 5942AD, Block 16, Lots 1 to 6 Inclusive
 Civic Address: 3603 Edmonton Trail N.E.
 Calgary, Alberta

Certificate of Title: 081 361 734
 Owner(s): 492654 Alberta Ltd.

Registered instrument affecting the extent of property:
 771 147 064 Zoning Regulations

Subject to Calgary International Airport Zoning Regulations

PENDING REGISTRATION QUEUE

D002J70 Dartnell & Lutz
 001 Customer File Number: Tucker Est 3603
 Discharge By Order

Date of Title Search: June 15, 2022
 Date of Survey: July 5, 2022

I, Jeffrey A. Olsen, Alberta Land Surveyor, hereby certify this Report, which includes the Plan and related Survey, was 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:

- The Plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association Manual of Standard Practice, registered easements and right of way affecting the extent of the title to the property.
- The improvements are entirely within the boundaries of the property except: NONE IDENTIFIED.
- No visible encroachments exist on the Property from any improvements situated on an adjoining property except: NONE IDENTIFIED.
- No visible encroachments exist on registered easements, right of way or other registered instruments affecting the extent of property except: NONE IDENTIFIED.

Purpose: This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of land conveyance, support of a subdivision application, a mortgage application, a submission to the municipality for a compliance certificate, etc.

Notes:
 Distances are in metres and decimals thereof, bearings are assumed from Plan 221 0286

All ties are perpendicular to property line. Side yard and setback distances are measured to concrete walls, except otherwise shown. All fences are within 0.20m of the property line unless otherwise noted.

Fd. - Found, Mk. - Mark, C.S. - Countersunk, A. - Central angle of curve, R - Radius, A - Arc Length

Statutory Iron Post found shown thus Fd. I.

Drill Hole found shown thus Fd. D.H.

Calculated point X

Title boundary shown thus

Fence shown thus

Foundation Line shown thus

Dated at the City of Calgary, Alberta, July 9, 2022

Jeffrey A. Olsen, A.L.S. (Copyright reserved)

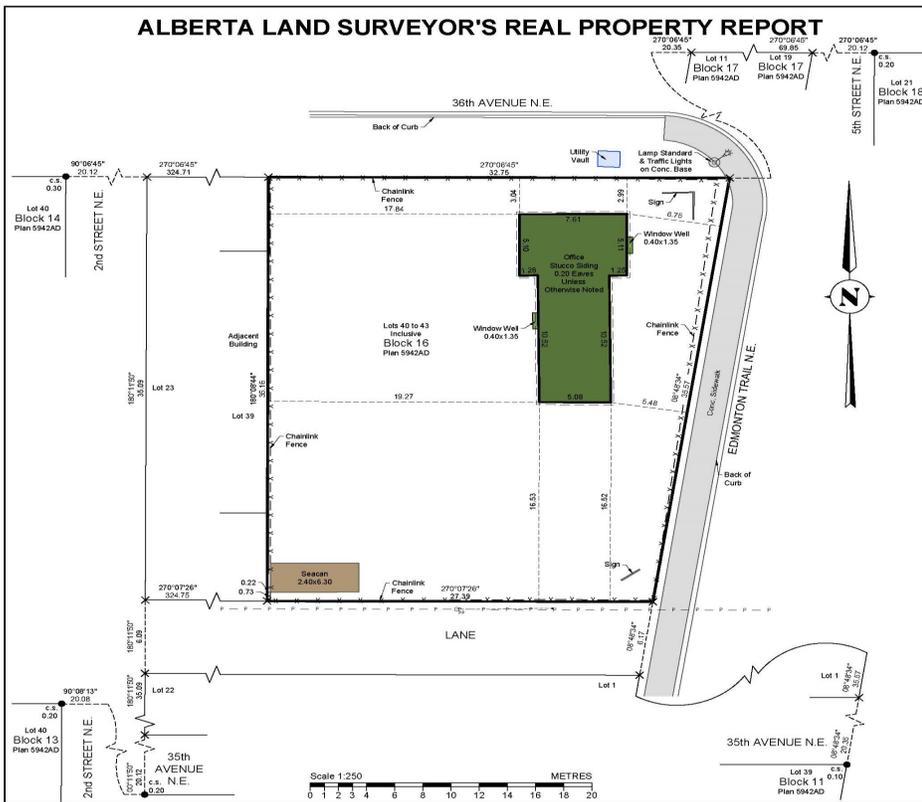
This document is not valid unless it bears an original signature (in blue) and a Olsen North Land Surveying permit stamp (in blue).

© Copying is permitted only for the benefit of those parties where applicable, registered easements and utility right of way affecting the extent of the property have been shown on the Plan. Unless shown otherwise, property corner markers have not been placed during the Survey for this report. The Plan should not be used to establish property 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 Real Property Reports updated for future requirements.

File: 22-0251-RPR | Drawing Name: 22-0251-RPR.dwg | Plot Date: 2022-07-09 9:31 AM | Drafted By: SB



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



OLSEN NORTH LAND SURVEYING

52-29th Avenue S.W.
 Calgary, Alberta T2S 2Y3 Phone: 403-370-7723

Description of Property:

Legal Address: Plan 5942AD, Block 16, Lots 40 to 43 Inclusive
 Civic Address: 3611 Edmonton Trail N.E.
 Calgary, Alberta

Certificate of Title: 001 128 852
 Owner(s): 862679 Alberta Ltd.

Registered instrument affecting the extent of property:
 771 147 064 Zoning Regulations

Subject to Calgary International Airport Zoning Regulations

PENDING REGISTRATION QUEUE

D002J70 Dartnell & Lutz
 001 Customer File Number: Tucker Est 3603
 Discharge By Order

Date of Title Search: June 15, 2022
 Date of Survey: July 5, 2022

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File: 22-0250-RPR | Drawing Name: 22-0250-RPR.dwg | Plot Date: 2022-07-09 9:28 AM | Drafted By: SB



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