

# For Sale or Lease

## 512 Moraine Road NE

**PRESTIGE**  
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**Rethinking Commercial Real Estate**



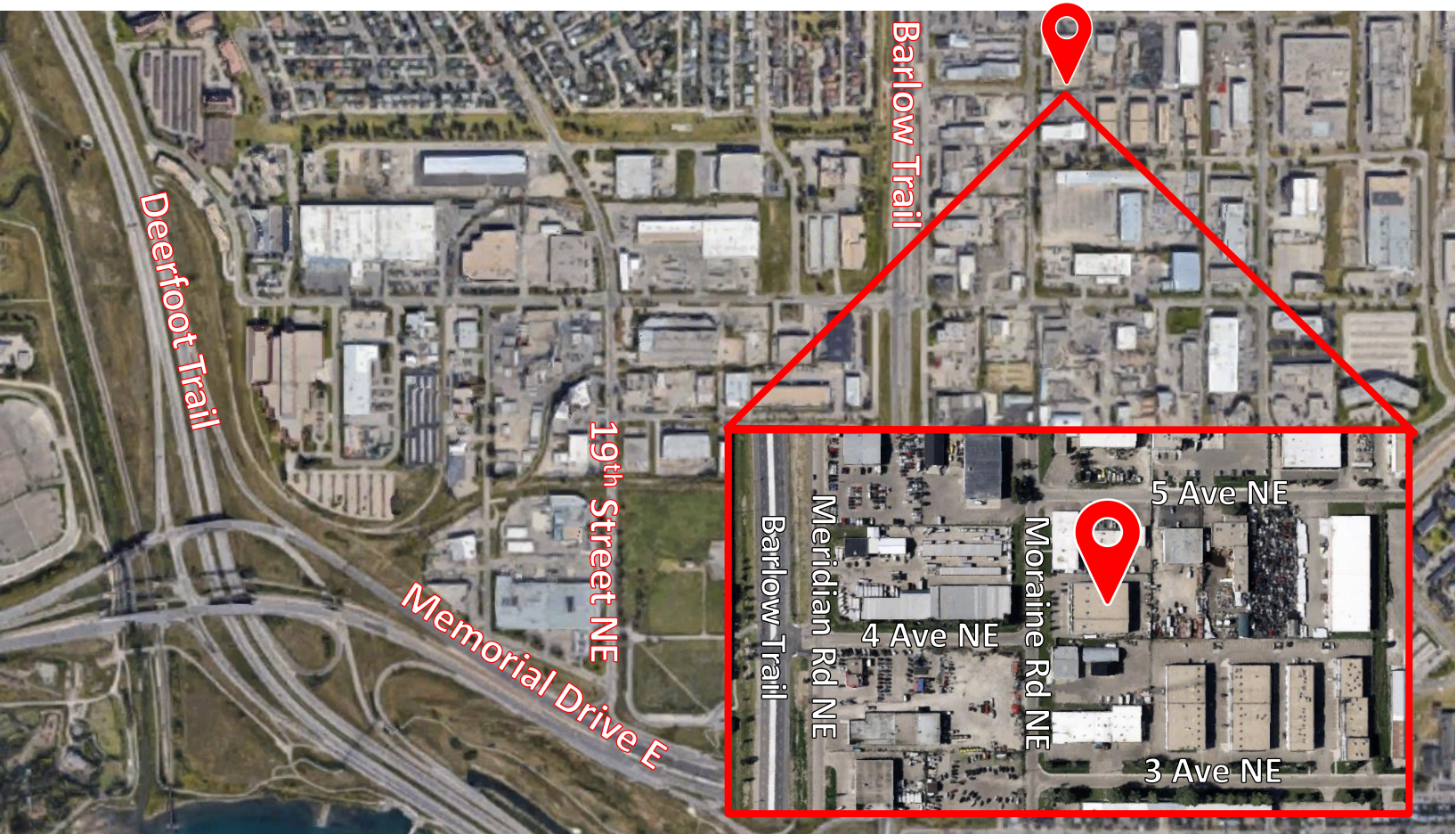
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**Kimberly Kimball**, Senior Associate

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## Site Information

<b>Subdivision:</b>	Meridian-Franklin
<b>Zoning:</b>	I-G (Industrial General)
<b>Legal:</b>	Plan 625JK; Block 8; Lot 5
<b>Year Built:</b>	2004
<b>Site:</b>	1.10 Acres (48,115 SqFt)
<b>Parking:</b>	30+/- Surface Stalls
<b>Ceiling Height:</b>	20' ± clear
<b>Power:</b>	225A, 240V, 3Ph /Bay (TBV)
<b>Loading:</b>	Drive-In (12'x14')
<b>Availability:</b>	Immediate

## Sale Information

<b>Total Size:</b>	21,258± SqFt
<b>Warehouse:</b>	15,000± SqFt
<b>Main Floor Office:</b>	4,500± SqFt
<b>2<sup>nd</sup> Floor Office:</b>	1,758± SqFt
<b>Taxes:</b>	\$77,924.04 (2023)
<b>Asking Price:</b>	\$4,850,000. (\$228/SqFt)

## Lease Information

<b>Total Size:</b>	14,250± SqFt
<b>Warehouse:</b>	10,925± SqFt
<b>Office:</b>	3,325± SqFt
<b>Mezzanine Storage:</b>	3,325± SqFt (no charge)
<b>Op. Cost:</b>	\$5.50/SqFt (\$6,531.25/mth) ( '24 est.)
<b>Asking Rent:</b>	\$12.00/SqFt (\$14,250/mth) with steps
<b>Term:</b>	5 to 10 years

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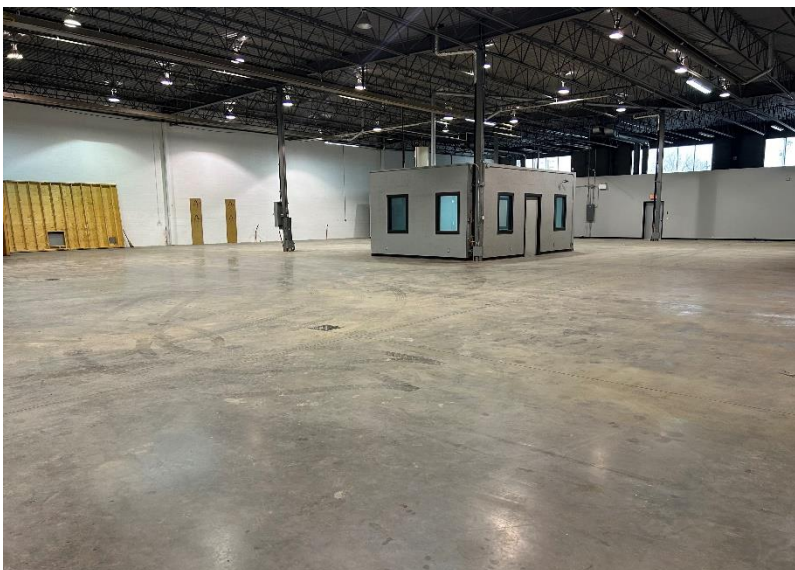
- Attractive industrial building with great city and mountain views.
- Centrally located just off Barlow Trail, and blocks from Memorial Drive NE.
- Professionally developed office space, and clean warehouse bays. Constructed in 2004 with new pre-cast concrete.
- Radiant heating in warehouse, plus a total of 2 drains and 2 sumps.
- Designed to accommodate 4 separate bays.
- Currently demised into 2 Bays or 14,250 SqFt, (currently available) and 7,000 SqFt (leased with income of \$70,000 per year with steps).
- The 14,250 SqFt has approximately 10 offices, boardrooms, kitchen, and washrooms, plus an office and washroom with shower in warehouse.
- Professionally developed 2<sup>nd</sup> floor office with the 7,000 SqFt bay.
- Storage mezzanine in the larger bay has potential for future development.
- 15 parking stalls at the front of the building plus room for at least 16 additional stalls at rear of building or yard storage.
- One block off of Barlow Trail, with quick access to Memorial Drive and Deerfoot Trail, minutes to DT Calgary, 15 minutes to the International Airport.

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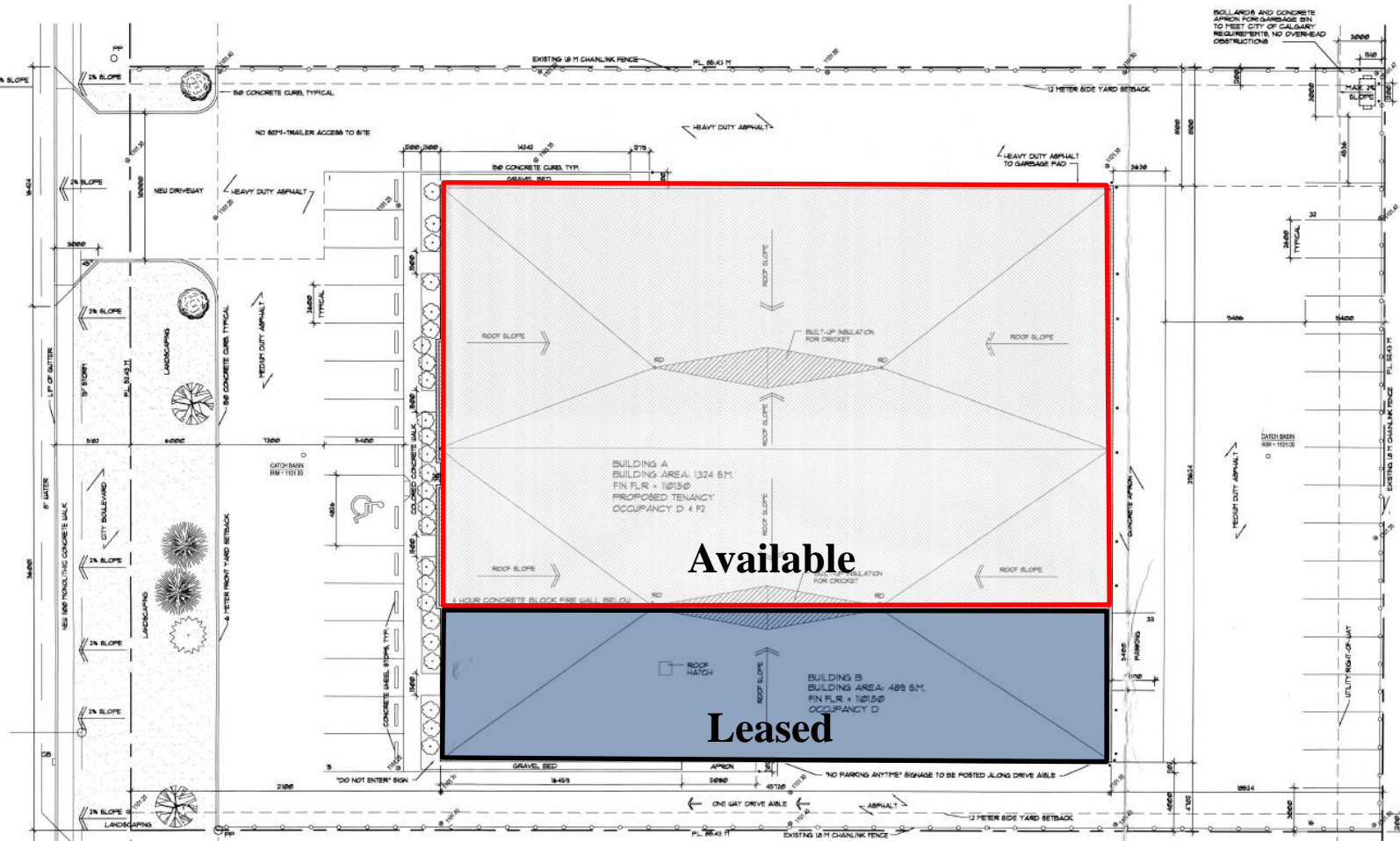
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## Floor and Site Plan



Floor plans may not be exactly as illustrated and are subject to change.

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**RE/MAX**  
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**11450 – 29<sup>th</sup> Street SE, Unit 201, Calgary, Alberta T2Z 3V5**

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