

McKNIGHT BUILDING

1437 - 47 Ave. NE &
4712 - 13 Street NE

“Excellent location it exposure to McKnight Blvd.
Easy access to Deerfoot Trail and Barlow Trail

SITE INFORMATION

Leasing District : *Calgary North East*
Zoning : *Industrial/Commercial*
Nearest Interchange :
McKnight Blvd. and 12 Street NE

UTILITES

Gas : *Tenant - Metered*
Electrical : *Tenant - Metered*
Water : *T.B.D.*
Sewer : *T.B.D.*

LEASING INFORMATION

Asking Rate : *N/A*
Operating Costs : *(Est) \$5.11 Warehouse*
/ (Est.) \$7.13 Office
Term : *3-5 Years*
Tenant Improvement Allowance : *T.B.D.*

CONTACT US

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BUILDING INFORMATION

Total Building (Sq. Ft.) : *89,501 Sq. Ft.*
Number of Buildings : *2*
Year Built : *1973-1974*
Number of Floors : *2*
Number of Bays : *14*
Warehouse Area : *Per Bay*
Office Area : *Per Bay*
Ceiling Height : *24'*
Roof : *Koko's -Rubber w/steel, Canada Tech - Vinyl,*
Rest is Tar and Gravel w/ Steel Q-Deck
Fenced Yard : *Yes*
Gate : *No*
Loading Dock : *No*
Drive-in Bays : *Yes*
OH Door size : *12' X 14'*
Parking Stalls : *124*
Heating : *Natural Gas*
Drainage : *Storm and Sanitary*
Electrical
- Building Total AMPS :
2 Buildings - 2500 amps
- per Bay AMPS : *Varies*



Safeway Holdings (Alberta) Ltd.

#450, 707 - 7th Avenue SW, Calgary, AB T2P 3H6
www.safewayholdings.ca

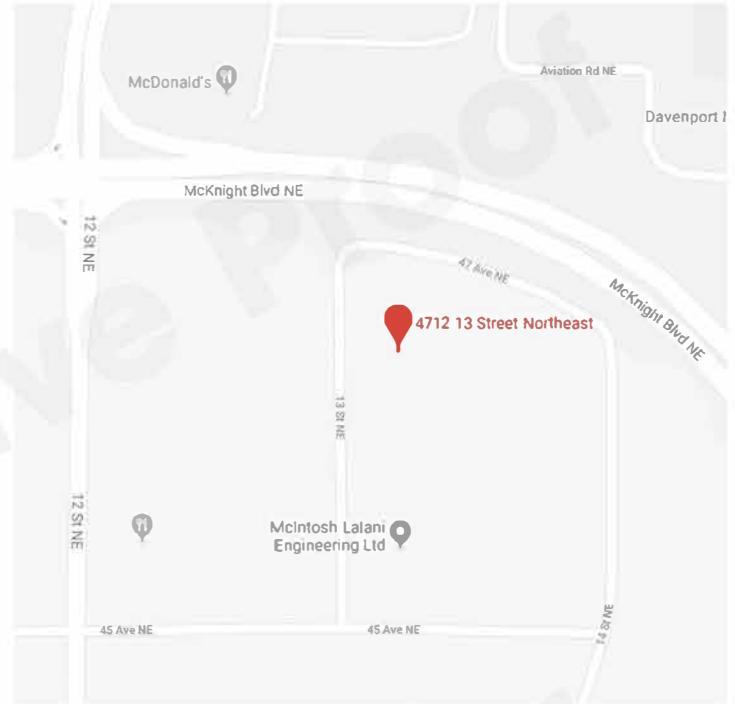
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LOCATION

1437 - 47 Ave. NE

4712 - 13 Street NE



OUTSIDE VIEW



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