

FREE STANDING INDUSTRIAL BUILDING WITH YARD IN MANCHESTER *FOR SALE*

MANCHESTER
PROPERTIES INC.



216 50 AVENUE SE
CALGARY, AB T2G 2A7



MARK SCHELL

SCHELL BROTHERS REAL ESTATE CORP.

403 861 1143

mschell@schellbrothers.ca

BENNETT EDWARDSON

MANCHESTER PROPERTIES INC.

403 973 0238

bennett@mpirealty.ca



OWNER USER and/or Investor/Redevelopment Opportunity

**All lines are approximate*

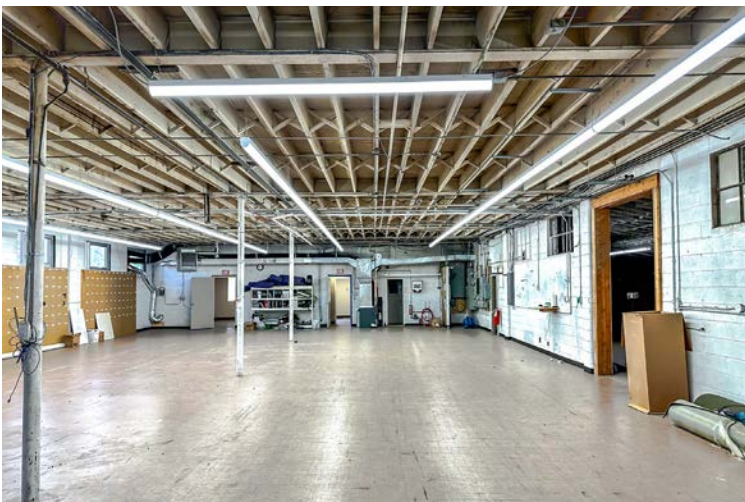
Building Size:	8,540 Sq. Ft. (+/-)	Price:	\$2,250,000
Warehouse:	6,740 Sq. Ft. (+/-)	Property Tax:	\$41,345.35 (2024)
Office:	1,800 Sq. Ft. (+/-)	Year Built:	1960
Lot Size:	0.48 Acres (+/-)	Zoning:	IG
Loading:	10' W x 10' H Overhead Door	Parking:	Available at front and in yard
	*Ability to add additional Overhead Doors	Availability:	Immediate
Ceiling Height:	10'6' (+/-) In Main Warehouse		
Power:	400 AMP		

This property is in an excellent south central location with quick access to Blackfoot Trail, downtown Calgary via Macleod Trail and just a short distance from Chinook Centre and Calgary Transit Stations (Chinook & 39th Avenue Station). Not to mention this property is just a stones throw away from the Calgary Barley Belt... the local amenities in the Manchester Area can't be beat!

This building would be well suited for a number of different uses including contractor shop and office, an instructional use facility for sports and training, or another light industrial use.

Alternatively this building/site could accommodate an alteration/addition to the existing building or a redevelopment opportunity in the sought after South Central community of Manchester.

The owner will consider short term leases of 6 months - 1 year with termination clause in case of a sale.







KEY PLAN

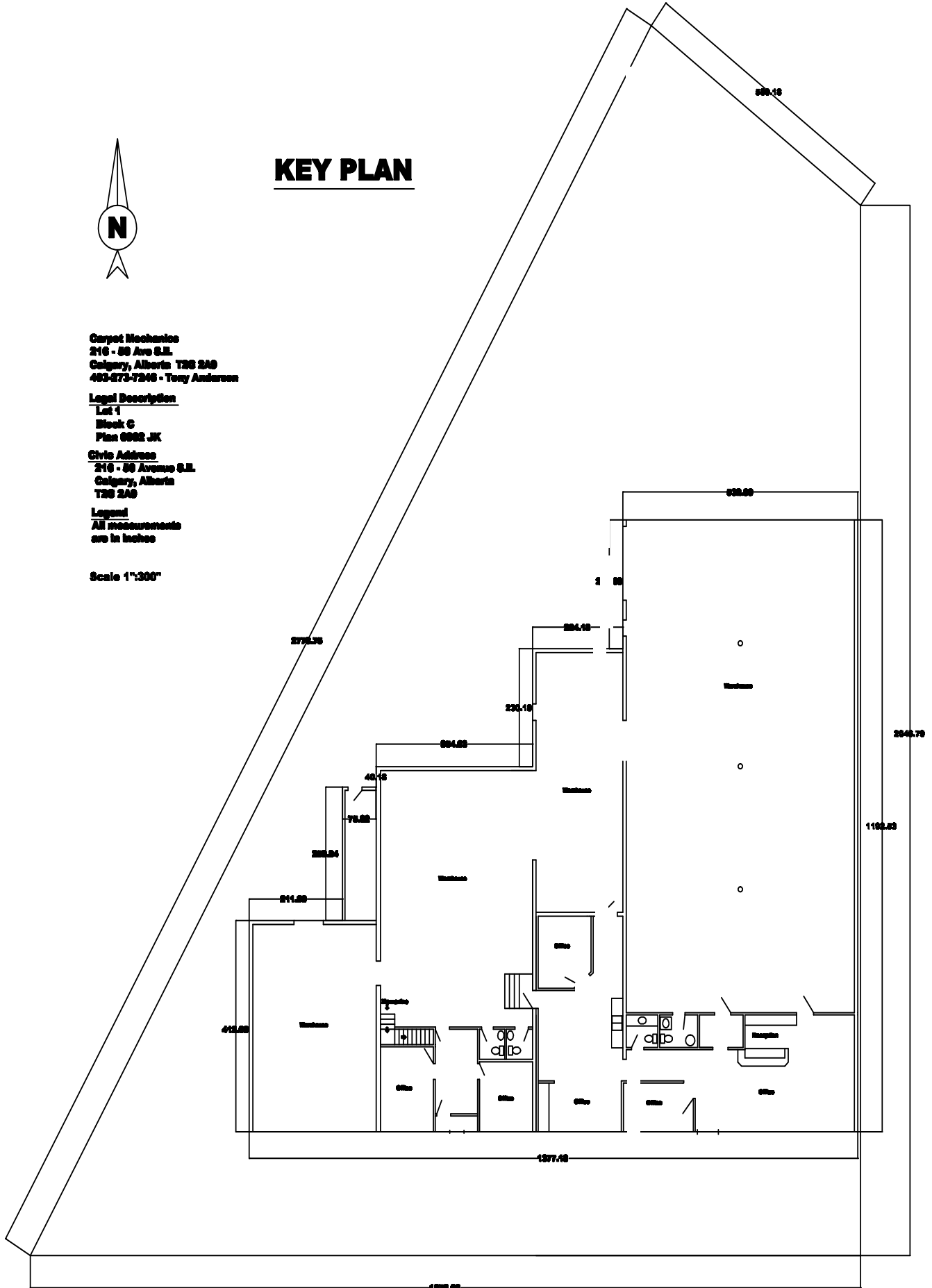
Carpet Mechanics
216 - 56 Ave S.E.
Calgary, Alberta T2G 2A9
403-273-7246 - Tony Anderson

Legal Description
Lot 1
Block C
Plan 0992 JK

Civic Address
216 - 56 Avenue S.E.
Calgary, Alberta
T2G 2A9

Legend
All measurements
are in inches

Scale 1"=300"



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

Page 1 of 2

LEGAL DESCRIPTION:
 Lot 1
 Block C
 Plan 6002JK

MUNICIPAL ADDRESS:
 216 50 Avenue S.E.
 Calgary, Alberta

DATE OF SURVEY: October 18th, 2022.

LEGEND:

- Distances are in metres and decimals thereof.
- Found Iron Posts are shown thus:
- Drill Holes are shown thus:
- Found Iron Bars are shown thus:
- Found Concrete Nails are shown thus:
- Calculation points are shown thus:
- Pillars and posts are shown thus:
- Lamp Standards are shown thus:
- Property lines are shown thus:
- Utility Right of Ways are shown thus:
- Eaves are shown thus:
- Fences are within 0.2 metres of the property lines unless otherwise shown.
- All eaves are measured to fascia unless otherwise shown.

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 a land conveyance, support of a subdivision application, a mortgage application, or a submission to the municipality for the compliance certificate, etc. No other use of this Report or attached plan is intended. The Report and attached plan are subject to the applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed. The attached 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 as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

NOTE:

Title information is based on the C. of T. 151,064,492, which was searched on the 20th day of October, 2022, and is subject to:
 Utility Right of Way No.: 83650DH, 3735CY

CERTIFICATION:

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

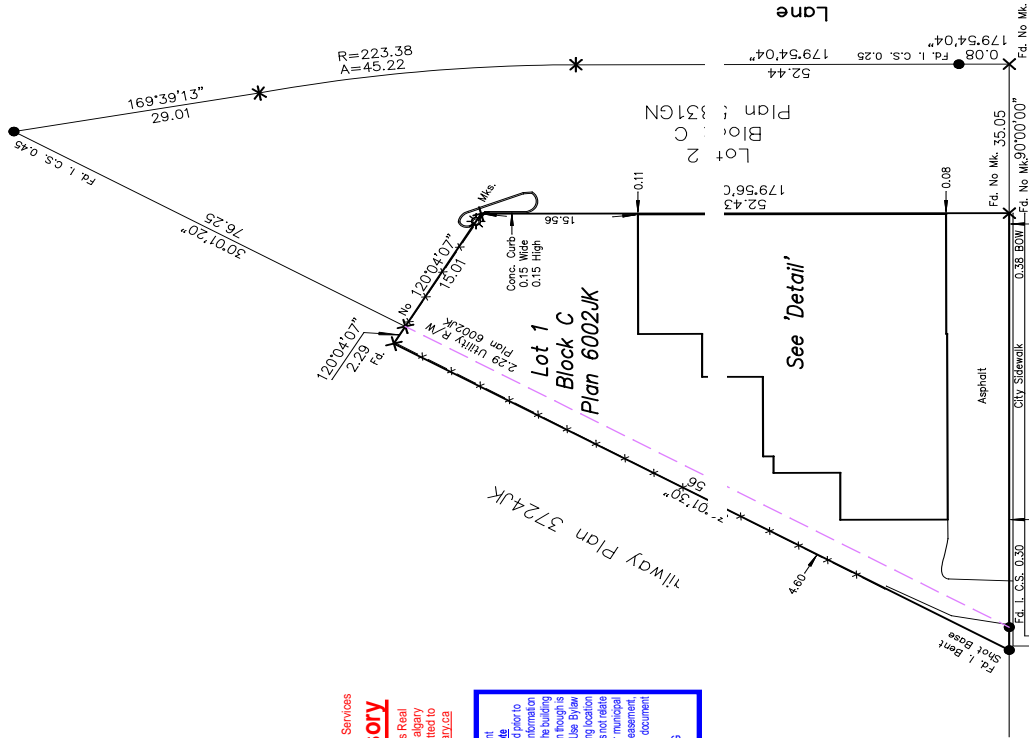
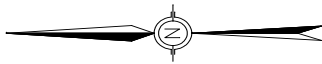
- the Plan illustrates the boundaries of the Property as shown on the attached plan;
- the improvements are entirely within the boundaries of the Property situated on an adjoining property;
- no visible encroachments exist on the Property from any improvements affecting the extent of the Property;
- no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property;
- unless otherwise specified, the dimensions shown relate to the distances from property boundaries to the foundation walls of buildings at the date of survey.

Dated at Calgary, Alberta on this 21st day of October, 2022.

Arc Surveys Ltd.

#202, 337 41 Avenue N.E.
 Calgary, Alberta T2E 2N4
 www.arcsurveys.ca
 Ph.: 403-277-1272
 Fax: 403-277-1275
 info@arcsurveys.ca

Surveyed: HA | Drawn: BD/BD | Scale: 1:500 | File No: 224634



The City of Calgary Real Estate & Development Services
Encroachment Advisory
 An encroachment(s) has been identified on this Real Property Report. Encroachments into City of Calgary Property may require authorization to be permitted to remain. Please contact: Encroachments@calgary.ca

The City of Calgary Planning & Development
 Certificate of Compliance with Advisory Note
 The building shown on this survey plan was constructed prior to March 16, 1970. Provided that all of the information shown on this survey plan is accurate, the location of the building as shown on this survey plan is considered lawful even though it does not conform to the requirements of the Land Use Bylaw 192007. This advisory Stamp relates only to the building location and does not constitute an endorsement of the building or any other improvements thereon. It is the responsibility of the user to ensure that the building, consent, building, scheme agreement or other document affecting the building or land.
 Date: Nov 24, 2022
 CCHENG

ABBREVIATIONS

- A--Arc Length
- Acc--Accessory
- A/C--Air Conditioner
- Blde--Building
- BOW--Back of Walk
- BOW--Back of Wall
- Calc--Calculated
- Cont--Contelevator
- Conc--Concrete
- C.S.--Countersunk
- DH--Drill Hole
- Enc--Encroaches
- Fd--Found
- I.B.--Iron Bar
- M.A.--Maintenance Access
- Mk--Mark
- O.D.--Overland Drainage
- P/L--Property Line
- R--Radius
- Reg--Registration
- Ret--Retaining
- R/W--Right of Way
- W/O--Walkout Basement
- W.W.--Window Well

NOTE:
 UNLESS NOTED OTHERWISE LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.



FOR MORE INFORMATION, CONTACT:

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403 212 5375 | manchesterproperties.ca

This information has been obtained from a reliable source and is believed to be accurate but is not warranted to be so. This property may be withdrawn from the market at any time without notice. Manchester Properties Inc. represents the interest of the Seller/Landlord of this property. Recipients of this information are advised to conduct their own due diligence to determine the accuracy of the information provided. The information provided is subject to change without notice.