

FORSALE

Price: \$220/SF

# **Stonegate Industrail**



## **Highlights**

Zoning: Industrial General (I-G)Total Building Size: 29,250 ± SF

Bay Minimum: 1,935 ± SF

Mezzanine: 645 ± SF (Concrete Construction)

Total Area: 2,580 ± SFCeiling Height: 27' Clear

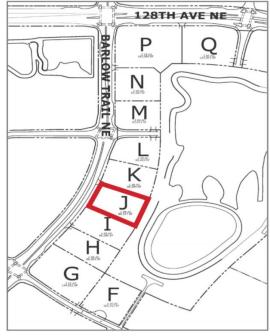
Loading: 1, 12'x 14' Drive-In Door

Parking: 117 Stalls

Power: 200 Amps, 600 V

Sprinklers: Yes

Condo Fee: Estimated \$2.50/SF



Gurjant Gill
C21 Bravo

403.680.3406

Paul Gill C21 Bravo

403.681.3406

**Sunny Pandher** 

**CIR Realty** 

Realty

3009 23 Street NE,

Century 21 Bravo

Calgary, AB T2E 7A4

Office: 403.250.2882



www.albertacommercialgroup.com

info@albertacommercialgroup.com

587.717.7123

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# **Stonegate Industrail**

### Location

StoneGate Industrial is one of Calgarys best-situated industrial offerings. Not only does the site provide easy access and egress to and from Calgary's major transportation arteries, it is located close to a large labour supply, is serviced by Calgary Transit, and features diverse amenities.

#### PROXIMITY TO STONEGATE INDUSTRIAL

	STONEGATE PLAZA	500 M
	Tim Hortons, A&W, Mucho Burrito,	
	Petro-Canada, Gold's Gym, Thai Express	
	PETRO-PASS TRUCK STOP	1 KM
×	CALGARY INTERNATIONAL AIRPORT	4 KM
2	THE DISTRICT AT NORTH DEERFOOT	3 KM
	Starbucks, McDonalds, Subway, Dairy Queen, Shell,	
	Jiffy Lube, Kinjo Sushi and Grill, Star Liquor & Wine	
3	CROSSIRON MILLS	8 KM
	Largest single-level shopping centre in Alberta offering	
	200 specialty stores and premium brand outlets along	
	with large-format anchor stores.	
4	COUNTRY HILLS TOWN CENTRE	4 KM
	Sobeys, Canadian Tire, Boston Pizza, Burger King,	
	Wendy's, Ricki's All Day Grill, Banks	
5	COVENTRY HILLS CENTRE	6 KM
	Real Canadian Superstore, Winners, Booster Juice, Edo	
$\wedge$	HOTELS	6 KM
	Over 8 hotels within a 6 kilometre radius	
	DOWNTOWN CALGARY	18 KM



### **Surrounding Communities**

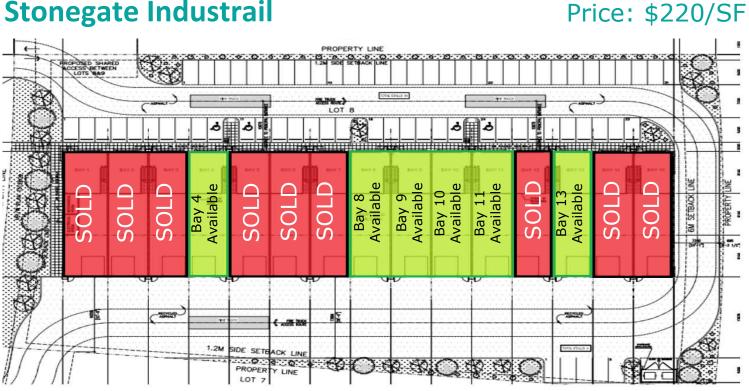
Cityscape, Skyview, Redstone, Saddle Ridge, Savanna, Cornerstone

Gurjant Gill C21 Bravo C21 Bravo 403.680.3406  Www.albertacommercialgroup.com	Sunny Pandher CIR Realty 587.717.7123	Century 21 Bravo Realty 3009 23 Street NE, Calgary, AB T2E 7A4 Office: 403.250.2882	ALBERTA COMMERCIAL GROUP
www.albertacommercialgroup.com	info@albertacommercialgroup.com	Office: 403.250.2882	

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# **Stonegate Industrail**



### **Demographics:**

Vibrant growing residential communities in the immediate area with both Redstone and Skyview Ranch cracking the top 10 in community growth for the 2017 Civic Census.

	1KM Radius	2KM Radius	3KM Radius
<b>Total Average Populat</b>	tion		
2017 Estimated	2,210	3,981	20,528
2022 Projected	2,814	5,119	23,879
Average Household In	come		
2017 Estimated	\$95,915	\$95,345	\$90,188
2022 Projected	\$111,364	\$110,389	\$103,279

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Land Use: I-G

Permitted Use		Discretionary Use	
Auto body/Paint Shop	Auto Service/Minor	Auction Market	Building Supply Centre
Auto Service/Major	Beverage Container Quick Drop Facility	Child Care Services	Convenience Food Store
Brewery, Winery and Distillery	Car Wash/Multi- Vehicle	Drive Through	
Car Wash/ Single Vehicle	Catering Service - Minor/Major	Gas Bar	Equipment Yard Instructional Facility
Distribution Centre	Dry-Cleaning and Fabric Care Plant	Large Vehicle and Equipment Sales	Office
Fleet service	Freight Yard	Outdoor Café	Pet Care Services
General Industrial – Light/	General Industrial - Major	Place of Worship - Large	Print Centre
Large Vehicle Service	Large Vehicle Wash	Restaurant: Food Service Small	Restaurant: Food Service Medium
Motion Picture Production Facility	Municipal Works Depot	Restaurant: Licensed – Medium	Restaurant: Licensed – Small
Recreational Vehicle Service	Recyclable Material Drop – Off Depot	Take Out Food Service	Self Storage Facility
Speciality Food Store	Vehicle Storage	Vehicle Sales - Minor	Veterinary Clinic

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