

\$12 - 20 And 24, 56 Freeport Crescent Ne, Calgary

MLS® #A2063158

\$12

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

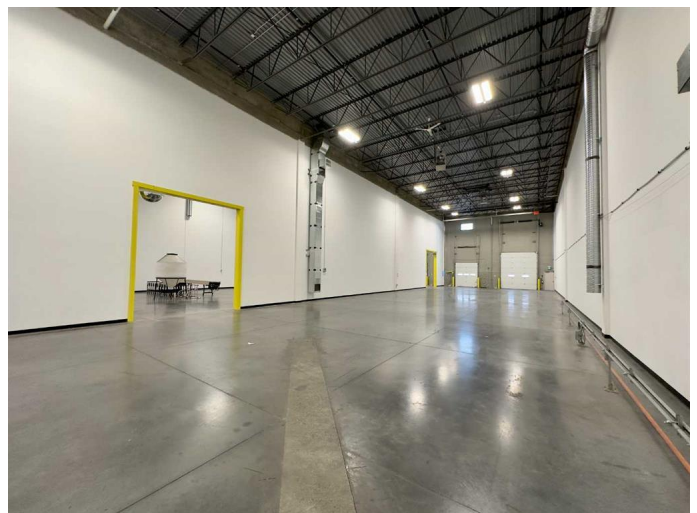
Stoney 2, Calgary, Alberta

Total Size: 12,903 sq.ft. (+/-) --- Warehouse Space: 10,903 sq.ft. (+/-) --- Office Space: 2,000 sq.ft. (+/-) --- Zoning: I-G (Industrial General) --- Loading: 3 dock-level doors (9' x 10') / 1 drive-in door (12' x 14') --- Ceiling Height: 28' (+/-) --- Power: 200 amps per Unit (TBV) --- Sprinkler: ESFR --- Make Up Air: 4,000 CFM in Unit 24 --- Parking: 13 surface stalls in front --- Net Rent: \$12.00 per sq.ft. per year --- Operating Costs (2023): ~ \$5.96 per sq.ft. per year --- Sublease Term: Expires May 31, 2025 --- Rare and immediate opportunity for a short-term sublease in a recently completed industrial building close to Deerfoot Trail and the Calgary Airport. The Net Rent is below the current market rate for newer properties in the NE, particularly given the desirable features of this space which also include LED lighting, forklift charging station, Heat Recovery Ventilators, and R-30 roof insulation. Sublease expires May 31, 2025. If you wish to retain the property for longer, I can help you to extend the sublease term into a direct lease agreement with the landlord.

Built in 2018

Essential Information

MLS® #	A2063158
Price	\$12
Sold Price	\$12



Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	20 And 24, 56 Freeport Crescent Ne
Subdivision	Stoney 2
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0T7

Exterior

Construction	Concrete
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Additional Information

Date Listed	July 4th, 2023
Date Sold	October 28th, 2023
Days on Market	116
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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