

# 4390 106TH AVENUE SE

Calgary, AB T2C 0Y4

## Base Building Report



For information and options on this property contact:

### Advent Commercial Real Estate Group

833 34th Avenue SE  
Calgary, Alberta T2G 4Y9  
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## Property Comments

## Property Details

<b>Legal Description:</b>	Plan 0412421; Blk 2; Lot 13
<b>Sub Market:</b>	Eastlake
<b>District:</b>	Southeast
<b>Zoning:</b>	I-2
<b>Year Built:</b>	2005
<b>Primary Use:</b>	Single-Use
<b>Property Type:</b>	Industrial
<b>Construction Status:</b>	Existing
<b>Warehouse Area:</b>	39,816 SF
<b>Office Area:</b>	6,674 SF
<b>Total Area:</b>	46,490 SF
<b>Land Acres:</b>	3.58 ACRES
<b>Ceiling Height:</b>	24' (Min)
<b>ConstructionType:</b>	Concrete Block/Precast/Tilt Up
<b>Power:</b>	
<b>Heat:</b>	To Be Confirmed
<b>Cranes:</b>	To Be Verified
<b>Loading:</b>	Dock 4, Drive In 0, Rails 0
<b>Sprinkler:</b>	Yes