



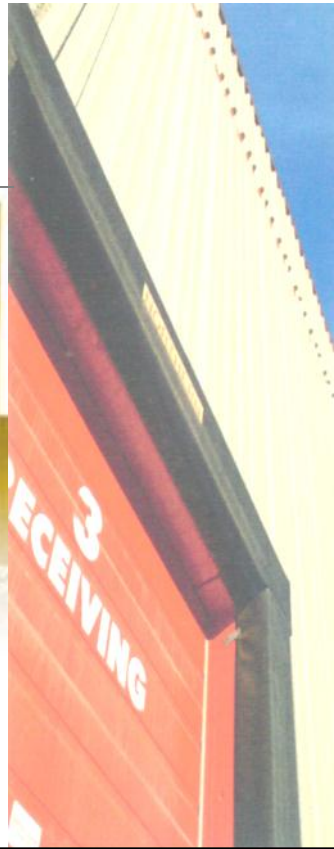
SMI Commercial • Industrial Division

Calgary SMI Commercial Real Estate Limited
Suite 107,
825 – 8th Avenue S.W.
Calgary, Alberta, T2P 2T3
FAX: (403) 263-2567

www.smicommercial.com

Contact:

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Shop/Office For Sale

2325 – 20th Avenue N.E.

8,862 s.f.

Shop: 3,600 s.f.

Back Office: 1,200 s.f.

Front Office: 2,912 s.f.

Mezzanine: 1,150

•.98 ac. site

•I-G Light Industrial-zoned

•two - 12' X 16'
Drive-in doors

•High-efficiency boiler HVAC

•400 Amp, 208 Volt,
3-phase electrical

•21' high ceiling

•3-Ton Crane

\$2,099,000



CREATING VALUE THROUGH RELATIONSHIPS



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2325 – 20th Avenue N.E.

- Sloped, metal roof
- Fenced & gated, heavy-duty yard
- Well-maintained building & landscaping
- 10 minutes to Downtown or Airport
- Adjacent to Trans Canada Hwy, Deerfoot & Barlow Trails
- Many hotels, restaurants and retail services in area

