

INDUSTRIAL PROPERTY FOR SALE

\$3,800,000

415 Monument Place SE, Calgary, Alberta



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THE PROPERTY](#)

Location: Meridian Industrial Park

Available: Negotiable

Site Size: 2.19 acres

Building Area: ± 13,092 square feet over two stories

Zoning: I-G (Industrial General)

Loading: 4 drive-in doors (12' high x 12' wide)

1 drive-in door (10' high x 12' wide)

1 drive-in door (8' high x 10' wide)

Warehouse Ceiling Height: ± 14'

Power: 400 amps at 120/240 volts

2024 Property Taxes: \$57,179.72

2024 Appraised Value: \$3,800,000 (Report from October 2024)



ONCE IN A GENERATION opportunity to purchase an inner-city industrial property with sweeping views of the Calgary skyline and the beautiful Rocky Mountains! Sitting atop a ridge line, this property is an incredible redevelopment opportunity. Although the building is functional and still in use by the current owner, there is so much more that can be done with this site. And where else can you find an industrial lot with this large of a yard within a five minute drive of the downtown core? It comes with a clean Phase 1 environmental report completed in 2025, and a compliant RPR report from 2016. This extremely rare opportunity must not be missed!

RE/MAX HOUSE OF REAL ESTATE
4034 16th STREET SW
CALGARY, ALBERTA – T2T 4H4

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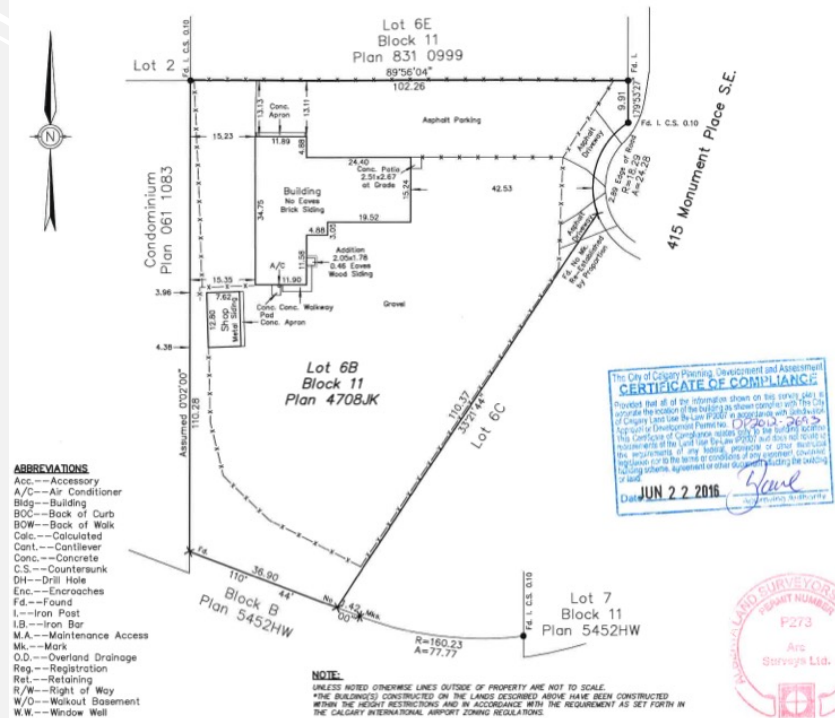
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ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



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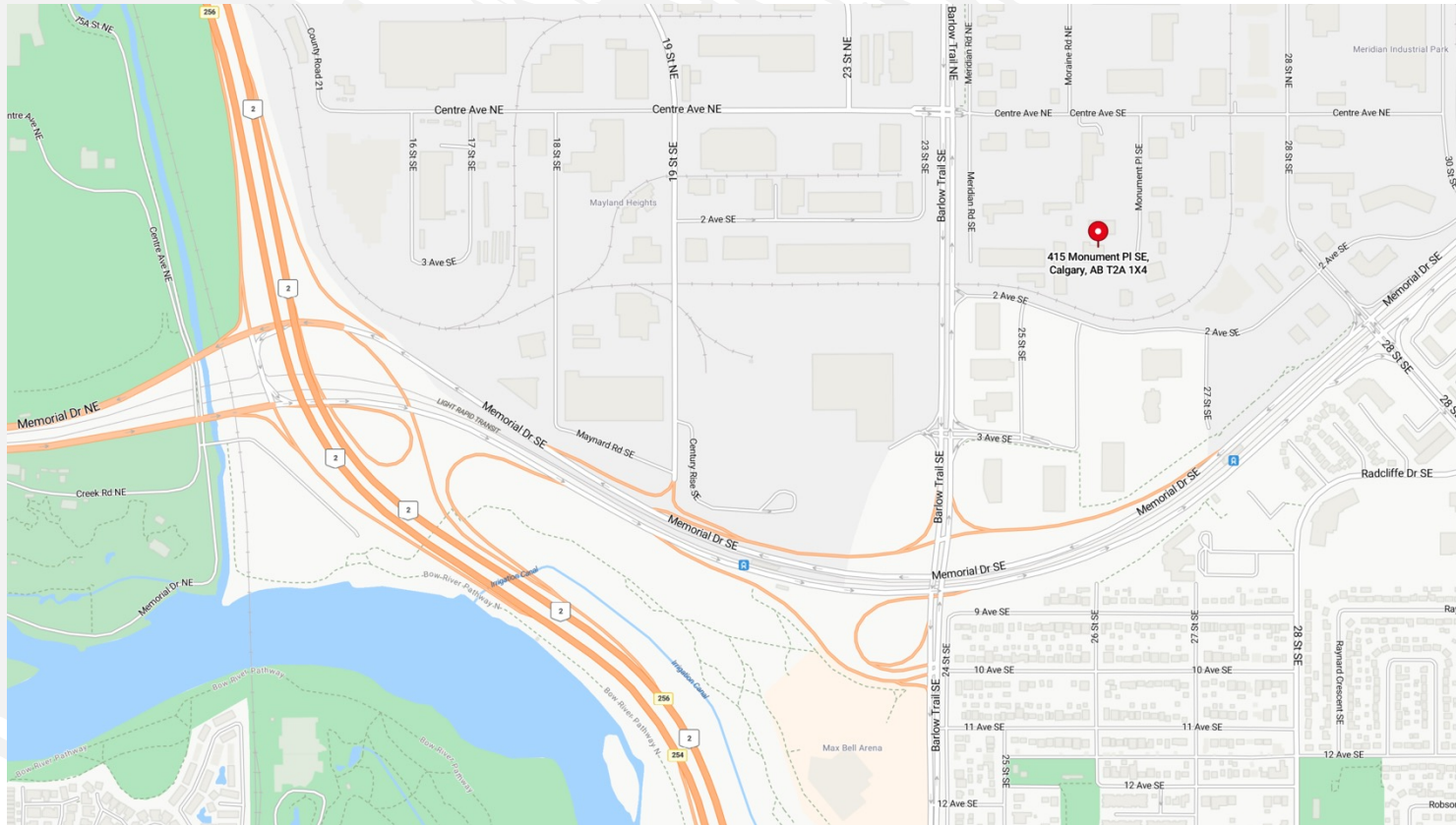
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