

# \$4,650,000 - 512 Moraine Road Ne, Calgary

MLS® #A2186665

**\$4,650,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.10 Acres

Meridian, Calgary, Alberta

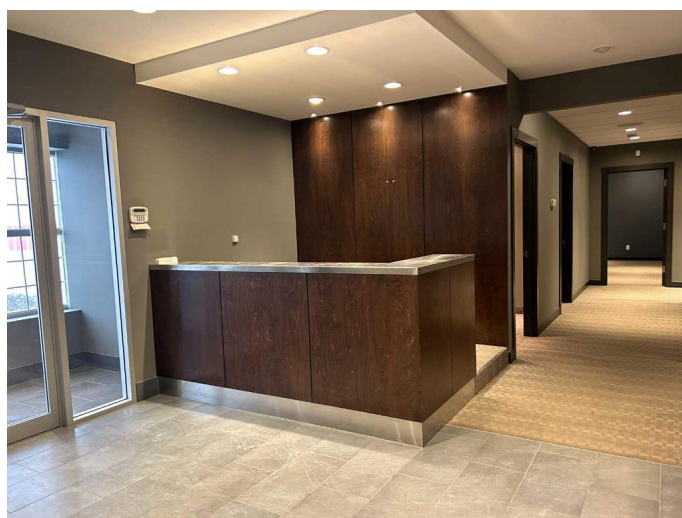
Attractive industrial building with great city and mountain views. Centrally located just off Barlow Trail, and blocks from Memorial Drive NE. Professionally developed office space, and clean warehouse bays. Constructed in 2004 with new pre-cast concrete. Radiant heating in warehouse, plus a total of 2 drains and 2 sumps. Designed to accommodate 4 separate bays. Currently demised into 2 Bays or 14,250 SqFt, (currently available) and 7,000 SqFt (leased with income of \$70,000 per year with steps). The 14,250 SqFt has approximately 10 offices, boardrooms, kitchen, and washrooms, plus an office and washroom with shower in warehouse.

Professionally developed 2nd floor office with the 7,000 SqFt bay. Storage mezzanine in the larger bay has potential for future development. 15 parking stalls at the front of the building plus room for at least 16 additional stalls at rear of building or yard storage. One block off Barlow Trail, with quick access to Memorial Drive and Deerfoot Trail, minutes to DT Calgary, 15 minutes to the International Airport.

Built in 2004

## Essential Information

MLS® #	A2186665
Price	\$4,650,000
Bathrooms	0.00



Acres	1.10
Year Built	2004
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	512 Moraine Road Ne
Subdivision	Meridian
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 2P2

### **Amenities**

Parking Spaces	30
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### **Interior**

Heating	Combination, Natural Gas, Radiant
Cooling	Partial

### **Exterior**

Lot Description	Low Maintenance Landscape, Landscaped, Level, Paved
Roof	Flat, Tar/Gravel
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 9th, 2025
Days on Market	90
Zoning	I-G

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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