

For Sale



GREAT CENTRAL NE LOCATION

2340 PEGASUS WAY NE
CALGARY, ALBERTA



HIGHLIGHTS

- Industrial bay with large office component and workshop. Bonus mezzanine built out as office.
- Great location, near large range of services & amenities.
- Quick access to Barlow Trail and McKnight Blvd.
- Close to Airport
- **Units 147, 151, 155, 248, 252, 256 are sold as one**

PROPERTY DESCRIPTION

Asking Price:	Market
Available Area:	6,000 sf Main; 2,700 sf mezzanine
Total Area:	8,700 sf
Ceiling:	16 - 20 feet
Condo Fees:	\$664/month
Occupancy:	Negotiable
Parking:	12 stalls

BUILDING DETAILS



Zoning

I-G
Industrial General



Loading

Three 12' x 14'
Rear Drive In



Traffic Count

27,000 vpd on McKnight Blvd.
22,000 vpd on Barlow Tr.

HEAD OFFICE

Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

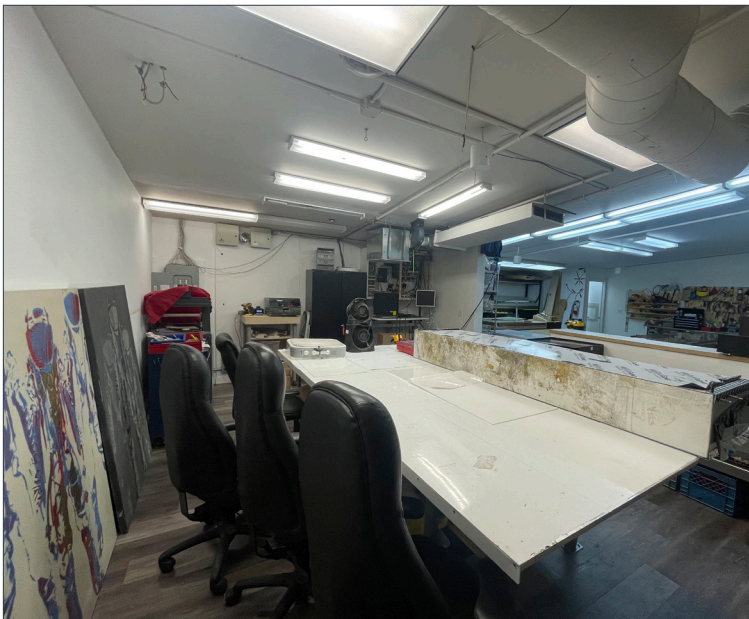


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PHOTOS

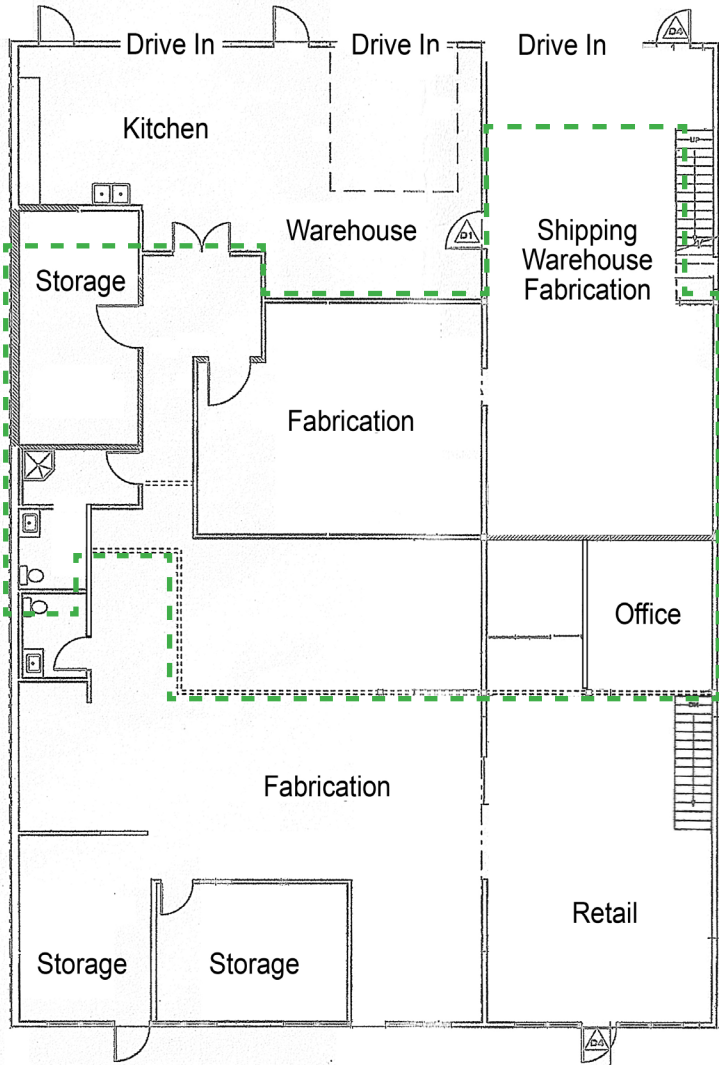
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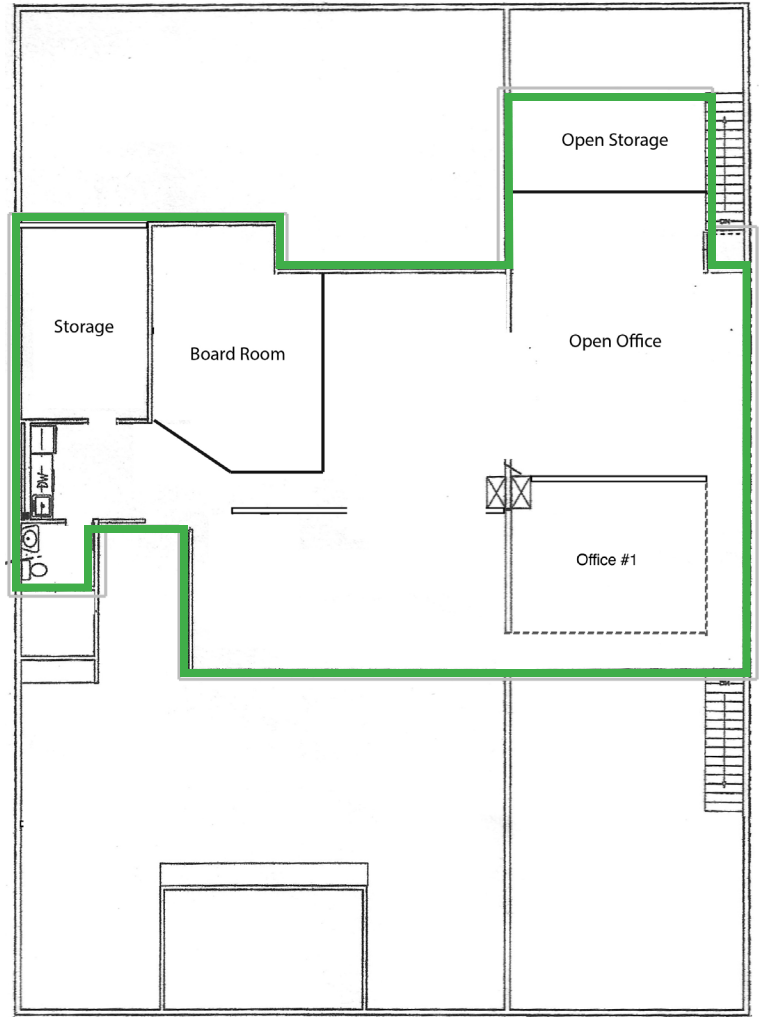
FLOOR PLANS

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MAIN FLOOR - 6,000 sf



MEZZANINE - 2,700 sf



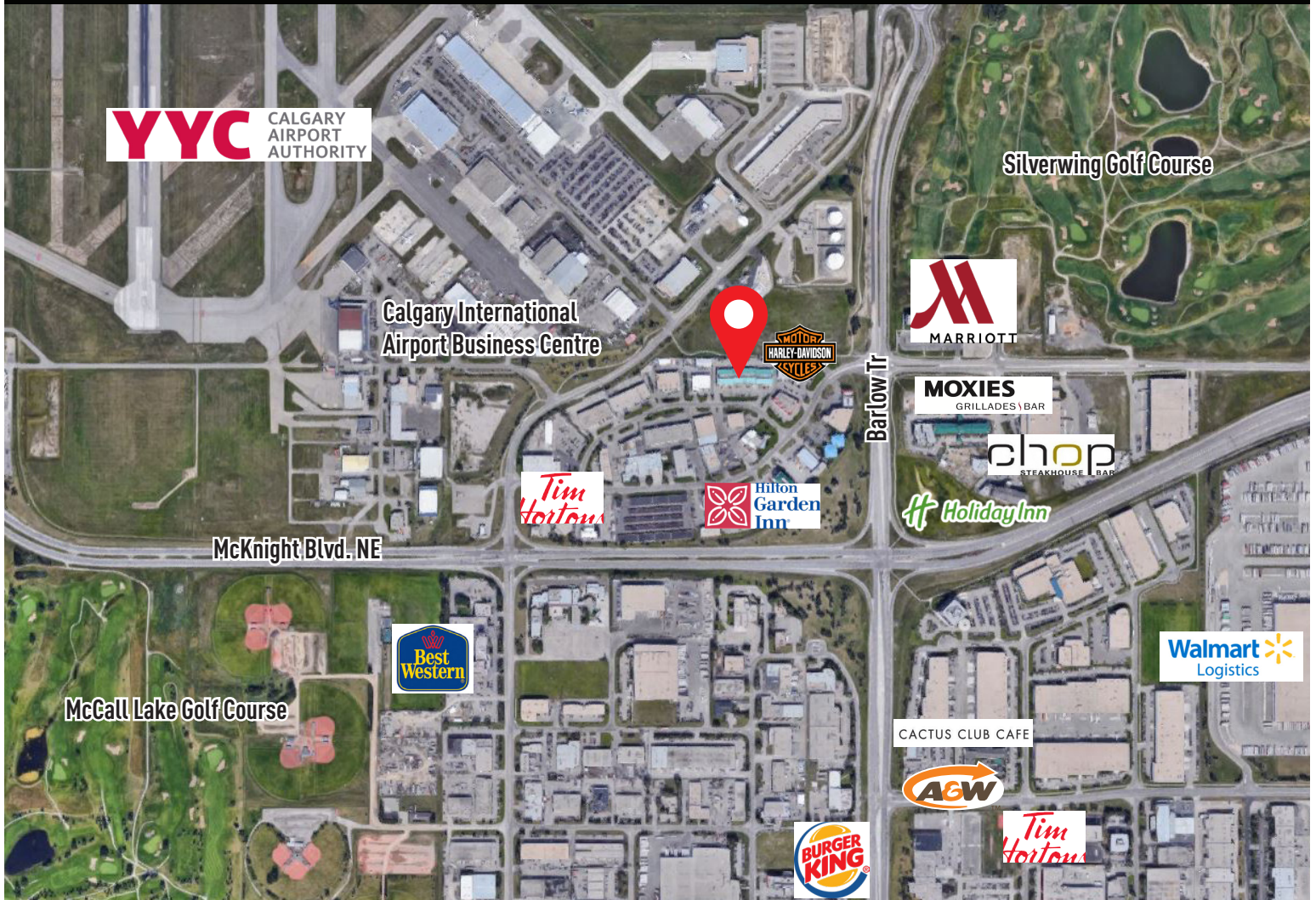
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Brandon Lau
Vice President Sales & Leasing
403.708.0730
blau@avenuecommercial.com

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