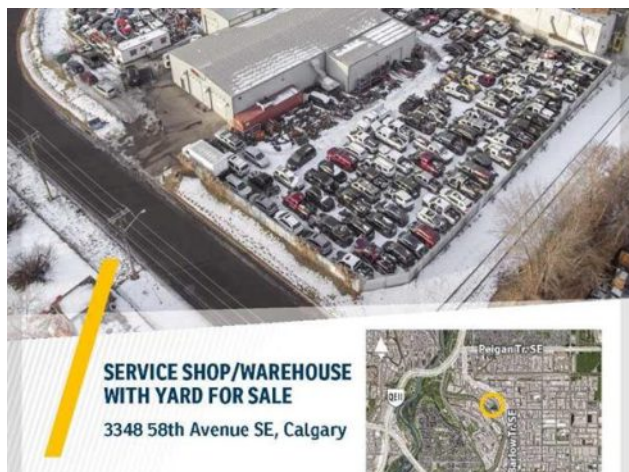


3348 58 Avenue SE  
Calgary, Alberta

MLS # A2101368

**\$3,950,000**



Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	2.00 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	NA		

**\*\*Approved for Auto Salvage Use\*\*Service Shop/Warehouse with Yard for Sale - 3348 58th Avenue SE , Calgary \*\*10,120 Sq. ft. Building on 2 Acres - Land \*\*Property is fully fenced with approx. 19,000 sq. ft. of paving area, and 15,000 sq. ft. of concrete pad (former building foundation). 60' clear span in main shop. trench drain in wash bay. Makeup air (CFM TBV) \*\*Loading: 4 (12' x 16') (2 120' drive-through bays) 2 (14' x 18') (1 drive-through wash bay) \*\*Ceiling Height: 19' - 24' \*\*Power: 1,200A; 480V (TBV) \*\*Cranes 1 x 10 ton and 2 x 8 ton \*\*Property is self managed \*\***