

2107 Sirocco Drive SW offers a rare opportunity to own warehouse space in an area where such opportunities are virtually non-existent.

RARE OPPORTUNITY TO OWN WAREHOUSE SPACE IN SOUTHWEST CALGARY

2107 Sirocco Dr. stands as a testament to quality. It was constructed in 2006 and has been meticulously maintained.

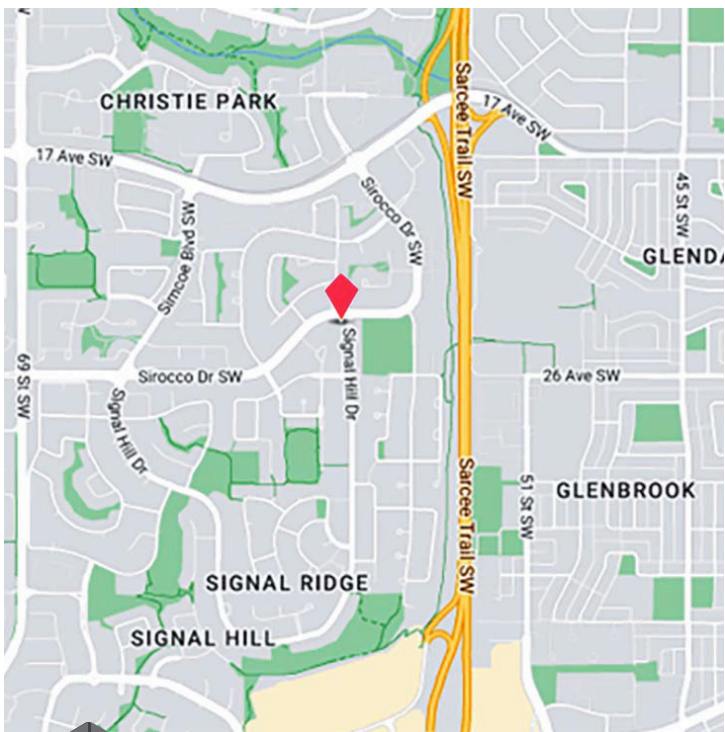
The building provides quick, seamless access to all quadrants of the city via Sarcee Trail and the Ring Road.



**Unit 4, Warehouse: 1,205 SF
SALE PRICE
\$499,000**



FOR SALE



2107 Sirocco is located in the heart of the Signal Ridge residential area on the west side of Sarcee Trail, just south of 17th Avenue SW. Quick, easy access to Stoney Trail and Bow Trail

Contact:

Gary McKelvie
587.356.2073

Gary@COREcommercial.ca

Jeff Thomson
587.356.2074

Jeff@COREcommercial.ca

2107 Sirocco Dr SW

CONDOMINIUM INFORMATION

Condominium Plan: 0710611

Unit 4 Warehouse: 1,205 square feet

Zoning: C-N2

Condo Fees: \$7.24 PSF

Property Tax: TBD

BUILDING INFORMATION

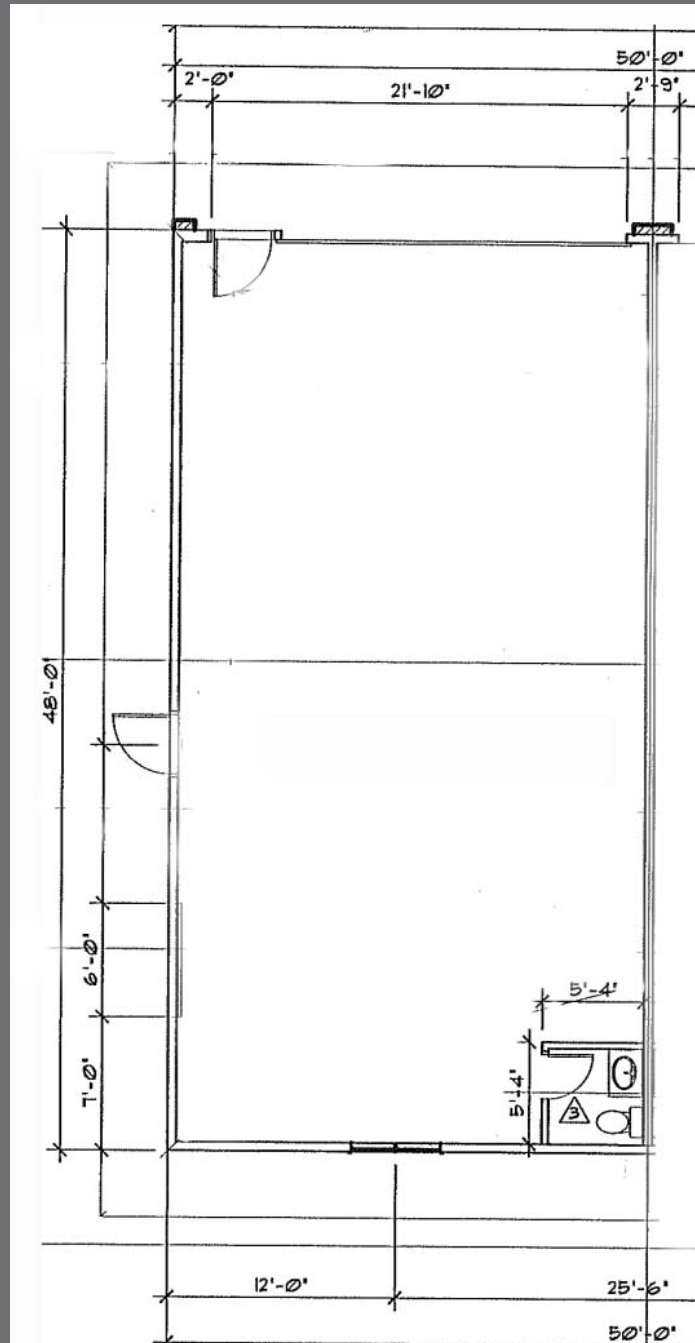
Year Built: 2006

Under-slab heating in warehouse

Washroom in warehouse

Unit 4 is a spacious, high-ceiling bay with a 14 x 16 foot door as well as an 8 foot garage door on the west side of the building. The bay has under-slab heating making it ideal for various purposes, including parking or secure heated storage.

FLOOR PLAN



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