

# INDUSTRIAL SERVICE TEAM

## TRANSACTION REPORT

3652, 3668 & 3680  
44 AVENUE SE



**SOLD**

**ADDRESS:** 3652, 3668 & 3680 - 44 Avenue SE, Calgary  
**DISTRICT:** Golden Triangle  
**BUILDING SIZE:** 8,955 square feet on 4.33 acres  
**CLOSING DATE:** November 2009  
**PURCHASER:** 634893 Alberta Ltd.  
**VENDOR:** SK Driver Training Ltd.  
**SALE PRICE:** \$4,500,000

### COMMENTS

- Direct exposure to Peigan Trail SE and 36 Street SE
- Future development site
- Lots are separately titled
- High office component in the building

CB Richard Ellis Alberta Limited  
Suite 500, 530 - 8th Avenue SW  
Calgary, Alberta T2P 3S8  
T 403 263 4444  
F 403 269 4202

[www.cbre.ca](http://www.cbre.ca)

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