

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 VAU3508BL LP
 % AVENUE LIVING ASSET MANAGEMENT
 400-4820 RICHARD RD SW
 CALGARY AB T3E 6L1

Current Owner

HWY 394 2851
 Ctrl Map: 066 Group: Parcel: 072.61 Pl: SI: 000

Value Information

Land Market Value: \$134,800
Improvement Value: \$1,740,600
Total Market Appraisal: \$1,875,400
Assessment Percentage: 40%
Assessment: \$750,160

Subdivision Data

Subdivision:
 DAIL FARM SUB
Plat Book: 53 **Plat Page:** 688 **Block:** **Lot:** 2

Additional Information

24 HR SELF STORAGE
 24 HOUR SELF STORAGE HWY

General Information

Class: 08 - Commercial **City:** BRISTOL
City #: 090 **Special Service District 2:** 000
Special Service District 1: 000 **Neighborhood:** B20
District: 04 **Number of Mobile Homes:** 0
Number of Buildings: 2 **Utilities - Electricity:** 01 - PUBLIC
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL **Zoning:**
Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	ASP - ASPHALT PAVING	IRR	32,154
1	CLF - CHAIN LINK FENCE		1,135

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 1.97 **Calculated Acres:** 0 **Total Land Units:** 1.97

Land Code	Soil Class	Units
10 - COM		1.97

Commercial Building #: 1

Improvement Type:
 401 - MINI WAREHOUSE
Quality:
 1 - AVERAGE
Foundation:
 03 - SPREAD FOOTING
Roof Framing:
 05 - BAR JOIST/RIGID FRAME
Cabinet/Millwork:
 00 - NONE
Interior Finish:
 00 - NONE
Bath Tiles:
 00 - NONE
Shape:
 01 - RECTANGLE
Heat and AC:
 00 - NONE
Building Sketch



Actual Year Built:
 2013
Business Living Area:
 20800
Floor System:
 01 - SLAB ON GRADE
Roof Cover/Deck:
 13 - PREFIN METAL CRIMPED
Floor Finish:
 01 - CONCRETE FINISH
Paint/Decor:
 03 - AVERAGE
Electrical:
 03 - AVERAGE
Structural Frame:
 02 - MASONRY PIL/STL
Plumbing Fixtures:
 0
Interior/Exterior Areas

Type	Square Feet	Exterior Wall
401 - MINI WAREHOUSE	20,800	19 - PREFIN METAL CRIMPED

Commercial Features

Type	Units
HAC - HEATING AND COOLING	20800 X 1

Commercial Building #: 2

Improvement Type:
401 - MINI WAREHOUSE

Quality:
1 - AVERAGE

Foundation:
03 - SPREAD FOOTING

Roof Framing:
05 - BAR JOIST/RIGID FRAME

Cabinet/Millwork:
00 - NONE

Interior Finish:
00 - NONE

Bath Tiles:
00 - NONE

Shape:
01 - RECTANGLE

Heat and AC:
00 - NONE

Building Sketch



Actual Year Built:
2015

Business Living Area:
16500

Floor System:
01 - SLAB ON GRADE

Roof Cover/Deck:
13 - PREFIN METAL CRIMPED

Floor Finish:
01 - CONCRETE FINISH

Paint/Decor:
03 - AVERAGE

Electrical:
03 - AVERAGE

Structural Frame:
02 - MASONRY PIL/STL

Plumbing Fixtures:
0

Interior/Exterior Areas

Type	Square Feet	Exterior Wall
401 - MINI WAREHOUSE	16,500	19 - PREFIN METAL CRIMPED

Commercial Features

Type	Units
HAC - HEATING AND COOLING	9800 X 1

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
1/6/2023	\$9,250,000	3543	594	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
10/6/2022	\$0	3529	2275		QC - QUITCLAIM DEED	-
3/22/2021	\$0	3437	715		QC - QUITCLAIM DEED	-
10/10/2012	\$170,000	3053	1534	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
1/5/2012	\$0	3020	1131		-	-
11/12/2009	\$0	2844C	279		-	-
5/26/2009	\$0	2815C	722		-	-