

FOR SALE

INDUSTRIAL CONDO

10555 - 48th Street SE

Unit 117, Calgary, Alberta



PROPERTY INFORMATION

AVAILABLE AREA:	Main floor office:	950 square feet	<b>LEASED</b> <b>LEASED</b> <b>VACANT</b>
	Second floor office:	950 square feet	
	Warehouse:	2,403 square feet	
	TOTAL:	4,303 square feet	

PURCHASE PRICE: \$882,000 (\$205 per square foot)

PROPERTY TAX: \$13,138 (for 2017)

CONDO FEES: \$7,745 (for 2017)

AVAILABLE: Immediately

COMMENTS: - Owner / User opportunity with two floors of office leased to two different tenants and warehouse area currently vacant, or owner/user opportunity to occupy the warehouse and achieve investment income from the office levels

INCOME INFORMATION AVAILABLE UPON REQUEST

LOCAL EXPERTISE MATTERS

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT: Casey Stuart • cstuart@barclaystreet.com • c: 403-828-8669 Eric Brenner • ebrenner@barclaystreet.com • c: 403-714-4721

117, 4950 106 Avenue SE, Calgary, Alberta T2C 5E9



**BUILDING INFORMATION**

**YEAR BUILT:**  
2008

**ZONING:**  
I-G (Industrial General)

**LOADING:**  
1 - 14' x 14' drive-in door

**CEILING HEIGHT:**  
20' clear

**LIGHTING:**  
Fluorescent

**ELECTRICAL:**  
200 amp, 120/208 volt, 3 phase service (TBV)

**HEATING:**  
5 Ton Rooftop HVAC



Warehouse  
(Vacant)

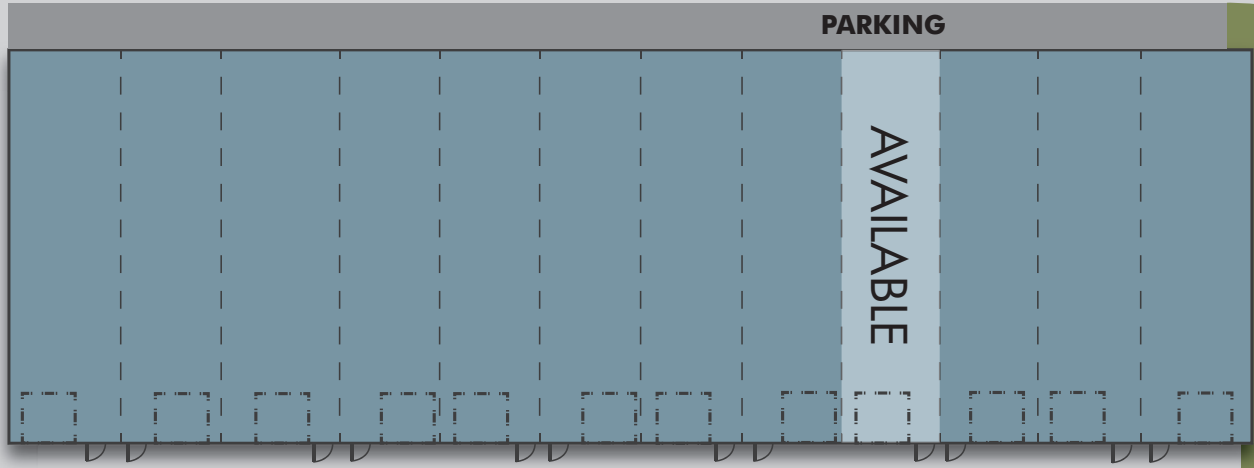


Boardroom  
(Leased)



2nd Floor Office  
(Leased)

**PARKING**



48th Street SE



INTERIOR PHOTOS



2nd Floor Reception  
(Leased)



Main Floor Reception  
(Leased)

'A' class office  
Drive-in loading  
Double row parking



Warehouse  
(Vacant)



Shower  
(Leased)

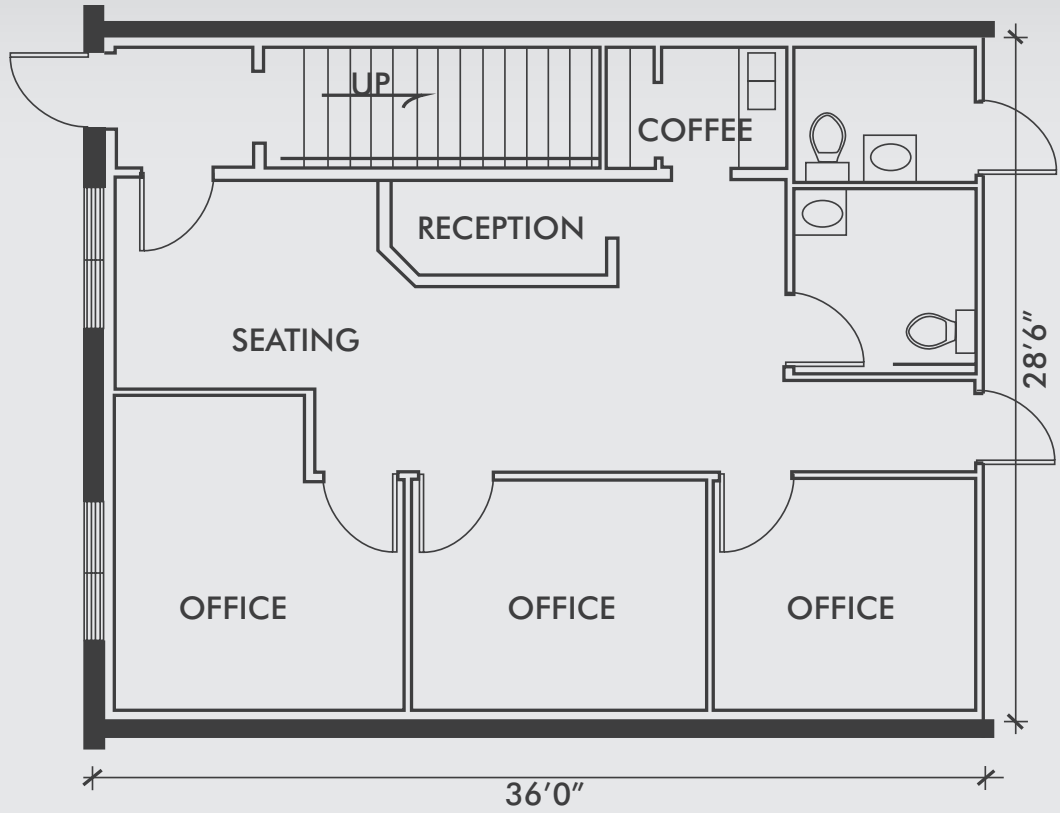


Office  
(Leased)

OFFICE FLOOR PLANS

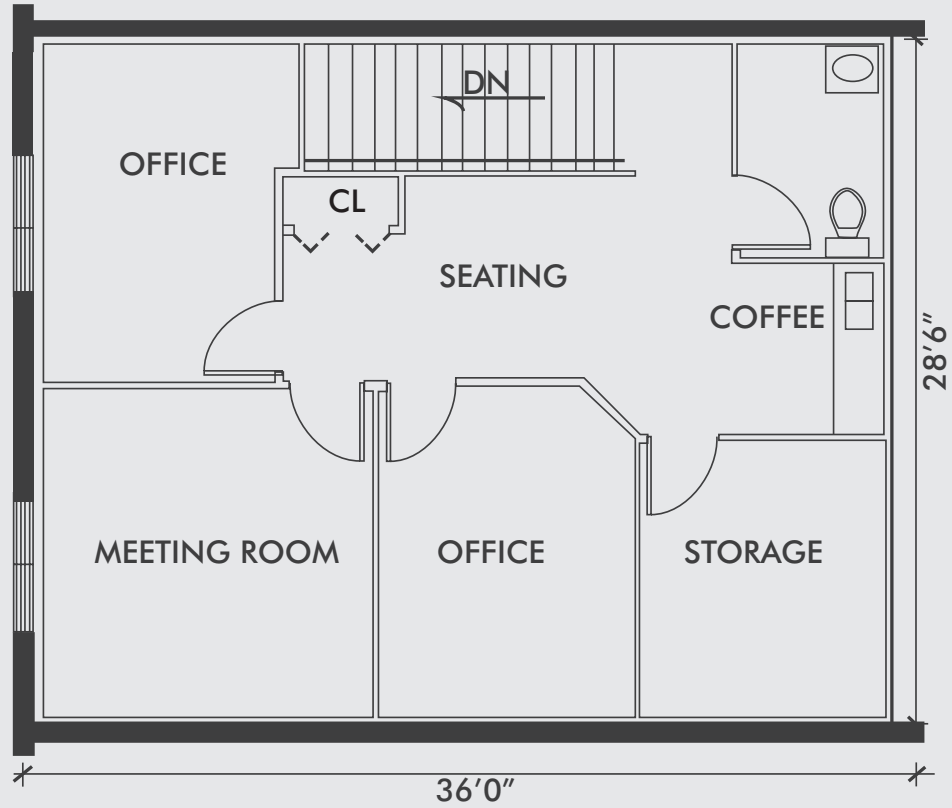
MAIN FLOOR OFFICE

Leased to:  
Seminars Unlimited



SECOND FLOOR OFFICE

Leased to:  
Carbon Capital



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



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