

FOR SALE OR LEASE



11547 - 42ND STREET SE, CALGARY

5,592 SF



PROPERTY DETAILS

LEGAL DESCRIPTION: Condominium Plan 0511293, Unit 3

AVAILABLE SIZE: Main Floor Office: 1,891 sq. ft.
Second Floor Office: 1,891 sq. ft.
Shop: 1,810 sq. ft.
TOTAL: 5,592 sq. ft.

PURCHASE PRICE: \$1,400,000 (\$250 psf)
\$1,250,000 (\$223.53 psf)

NET RENTAL RATE: \$13.50 per square foot per annum
\$12.00 per square foot per annum

PROPERTY TAXES: \$19,530 (for 2020)

CONDO FEES: \$4,751.50 (\$395.95 per month)

ZONING: I-G (Industrial General)

CEILING HEIGHT: 24' clear

LOADING: 1-14'x14' Drive-in

YEAR BUILT: 2006

ELECTRICAL: 200 amps, 120/208 volts, 3 phase

AVAILABLE: Immediately

COMMENTS:

- > LED lighting in office & warehouse
- > 6 parking stalls
- > Fenced yard storage compound
- > 606 sq. ft. storage mezzanine (not include in square footage)
- > Second Floor Executive Offices
- > Located in Southbend Industrial Park

LOCAL
EXPERTISE
MATTERS

Jon C. Mook, SIOR • jmook@barclaystreet.com • c: 403-616-5239

Emily Goodman • egoodman@barclaystreet.com • c: 403-862-4348

PHOTOS



FENCED YARD STORAGE



RECEPTION



BOARDROOM



LUNCHROOM

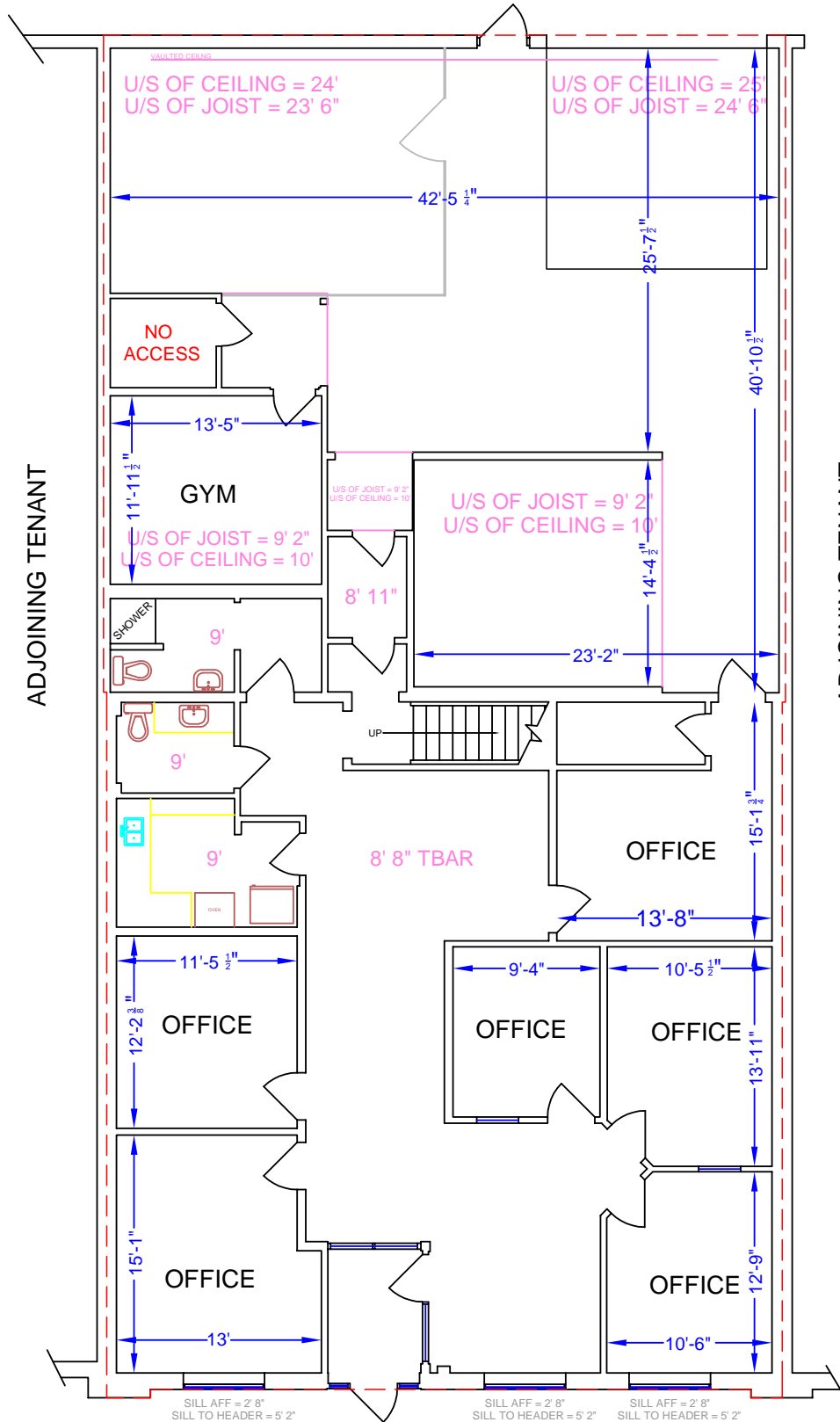
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BARCLAY
STREET
REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

FLOOR PLAN | MAIN FLOOR



LOCATION



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