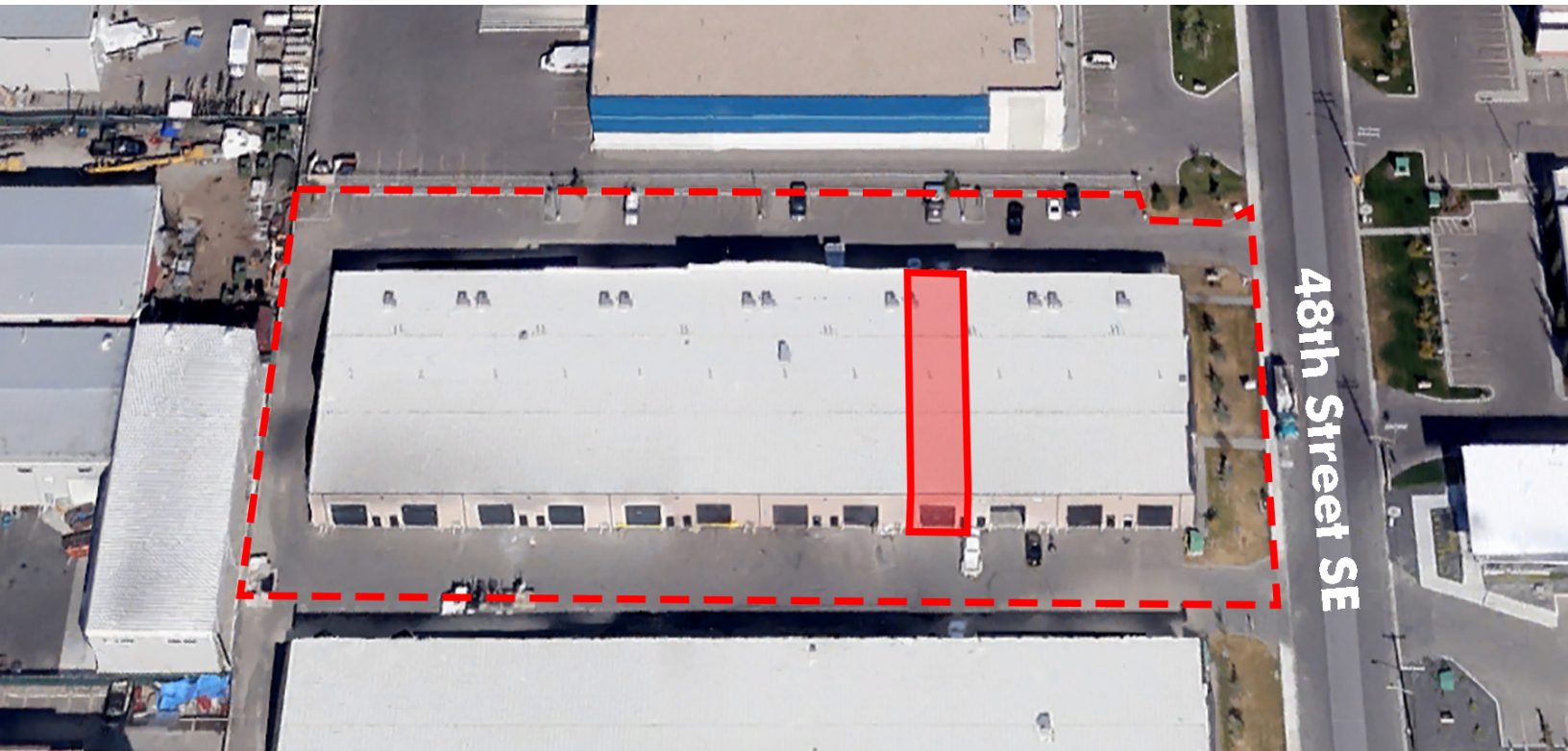


FOR SALE OR LEASE

INDUSTRIAL CONDO

10555 - 48th Street SE

Unit 117, Calgary, Alberta



PROPERTY INFORMATION

AVAILABLE AREA: Main floor office: 950 square feet  
Second floor office: 950 square feet  
Warehouse: 2,403 square feet  
TOTAL: 4,303 square feet

NET LEASE RATE: \$16.00 per square foot per annum

OP.COSTS: \$3.89 per square foot (estimate for 2014)

PURCHASE PRICE: \$875,000 (\$203.35 per square foot)

PROPERTY TAX: \$9,348 (for 2014)

AVAILABLE: Immediately

ZONING: I-G (Industrial General)

COMMENTS: - Premium office buildout  
- Furniture can be included  
- Double row parking  
- 2nd floor office can be separately demised  
- Additional racking and steel mezz. available

LOCAL EXPERTISE MATTERS

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:  
Jay Balkwill • [jbalkwill@barclaystreet.com](mailto:jbalkwill@barclaystreet.com) • c: 403-830-7357  
Casey Stuart • [cstuart@barclaystreet.com](mailto:cstuart@barclaystreet.com) • c: 403-828-8669

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



**BUILDING INFORMATION**

**YEAR BUILT:**  
2008

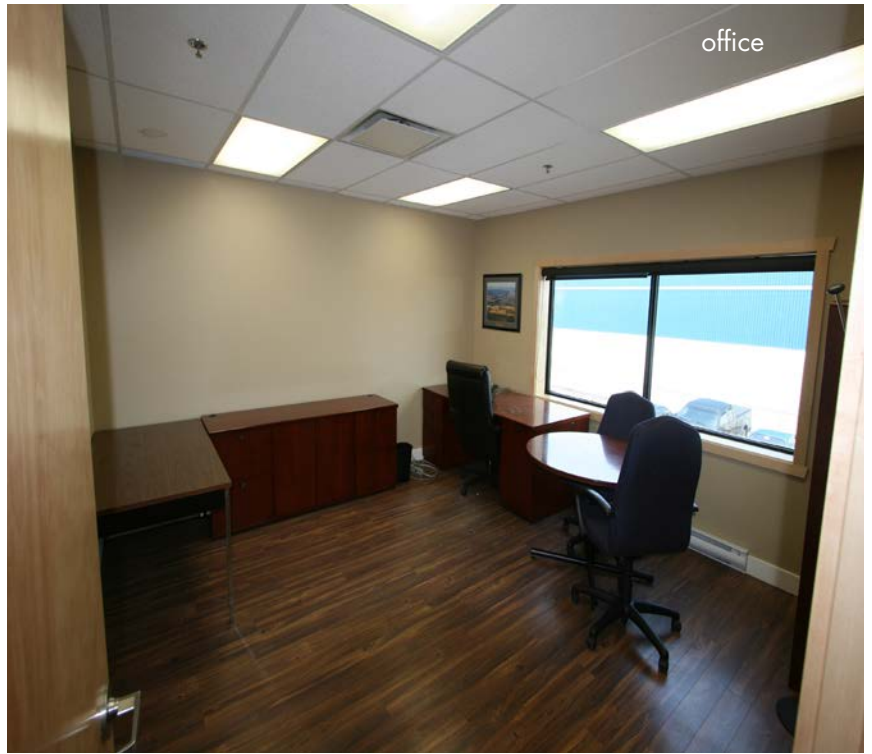
**LOADING:**  
1 - 14' x 14' drive-in door

**CEILING HEIGHT:**  
20' clear

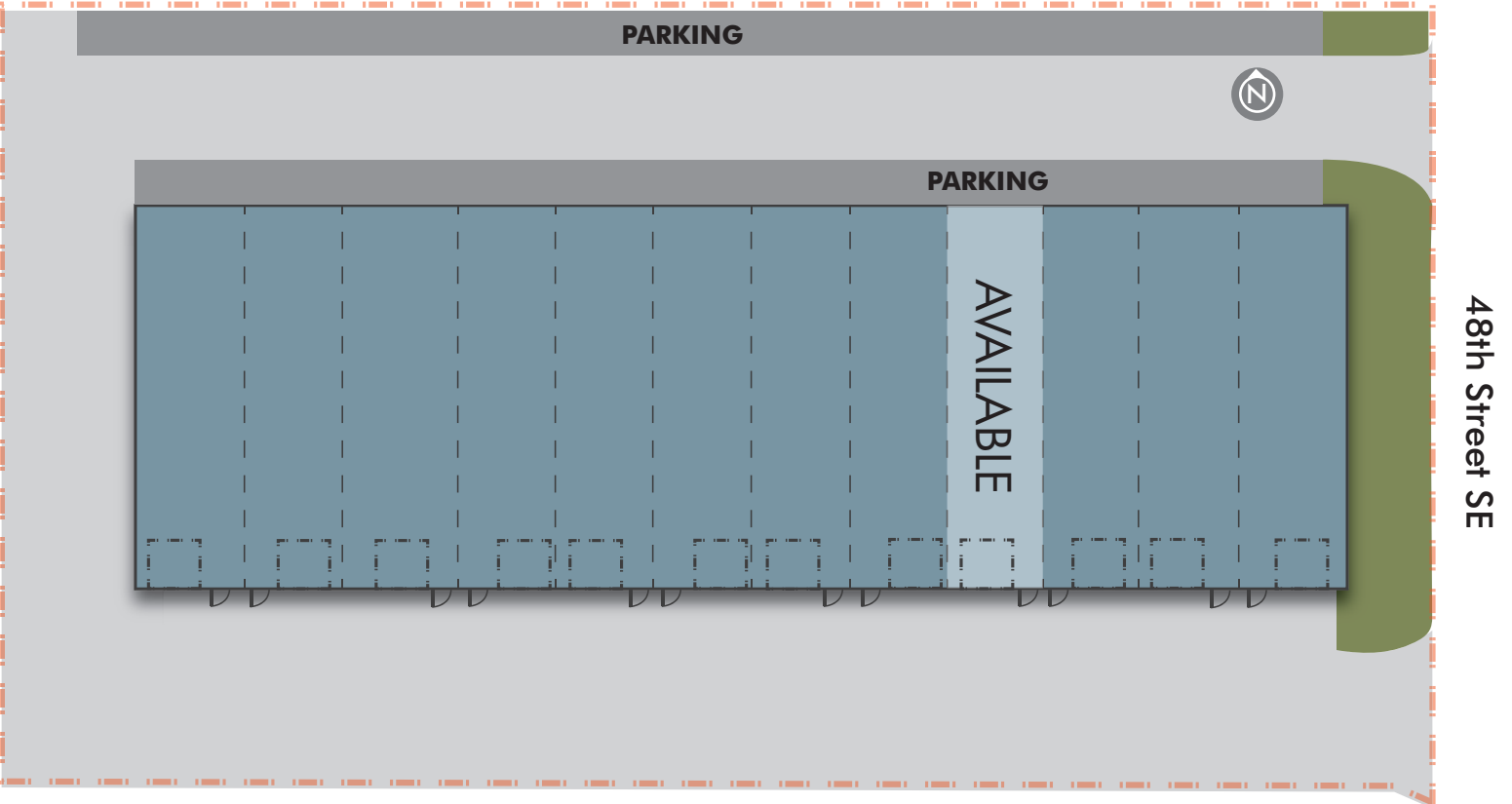
**LIGHTING:**  
Fluorescent

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

**HEATING:**  
Radiant



Available Immediately





INTERIOR PHOTOS

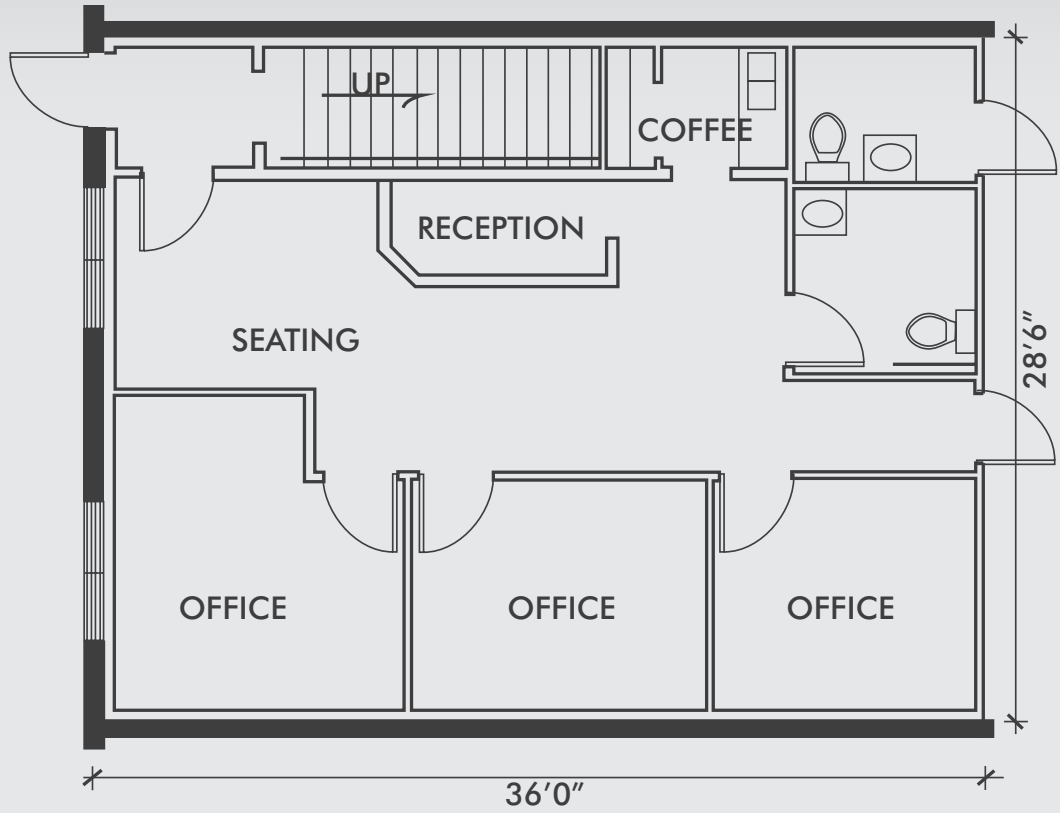


'A' class office  
Drive-in loading  
Double row parking

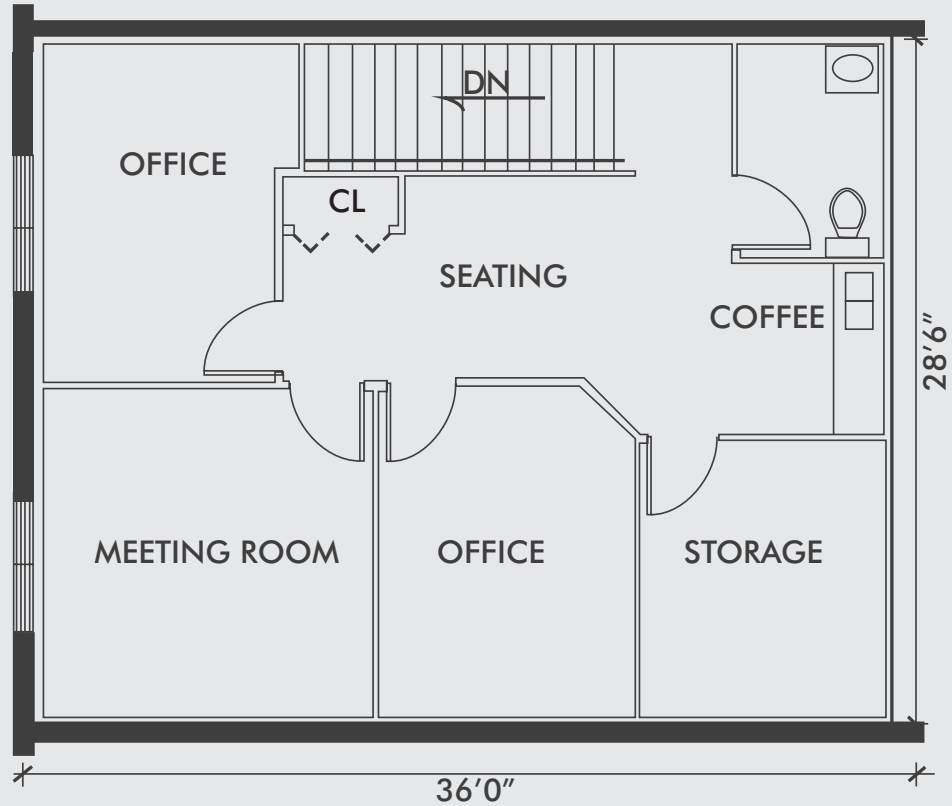


OFFICE FLOOR PLANS

MAIN FLOOR OFFICE



SECOND FLOOR OFFICE



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.

LOCAL EXPERTISE MATTERS

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:  
Jay Balkwill • [jbalkwill@barclaystreet.com](mailto:jbalkwill@barclaystreet.com) • c: 403-830-7357  
Casey Stuart • [cstuart@barclaystreet.com](mailto:cstuart@barclaystreet.com) • c: 403-828-8669

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

**BARCLAY STREET**  
REAL ESTATE INC.  
LOCAL EXPERTISE MATTERS

