

± 4,482 sf

Unit 122

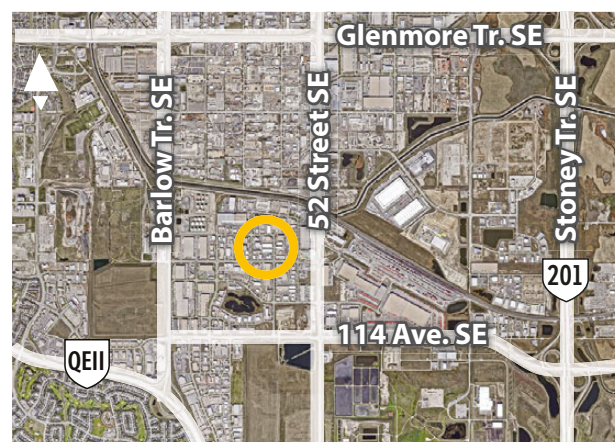
**FULLY
LEASED**

**PRICE
REDUCED**

OFFICE/WAREHOUSE CONDO FOR SALE

10615 48th Street SE, Calgary

» Located in East Lake Industrial Park with great to Barlow Trail, Deerfoot Trail and 52nd Street SE



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

Darren Abrahamson, SR. ASSOCIATE, INDUSTRIAL SALES & LEASING

d: 403-294-7156

c: 403-813-7758

dabrahamson@barclaystreet.com



LOCAL EXPERTISE MATTERS



CELEBRATING

50 YEARS

1973-2023

- » Air conditioned offices.
- » Security system, cameras included.
- » Area serviced by public transportation.
- » Many nearby amenities.
- » Good access onto Barlow Trail, Deerfoot Trail and 52nd Street SE.

PROPERTY INFORMATION

ADDRESS: 10615 48th Street SE

DISTRICT: East Lake Industrial Park

ZONING: I-G (Industrial General)

AVAILABLE FOR SALE/LEASE:

Unit 122 – warehouse/office condo:

OFFICE: ±1,129 sq. ft. (main fl.)
±1,129 sq. ft. (second fl.)

WAREHOUSE: ±2,224 sq. ft.

TOTAL: ±4,482 sq. ft.

LOADING: 1 (14' x 14') drive-in door (with overhead garage door opener)

CEILING HEIGHT: 22'

POWER: 200A (TBV)

HVAC: 3-ton RTU

WAREHOUSE HEATING: Radiant

SPRINKLERS: Yes

PARKING: Scramble, double row

SALE INFORMATION

TENANCY:

Tenant – Symbiotic Enviro Tek Inc.

Term – 5 years

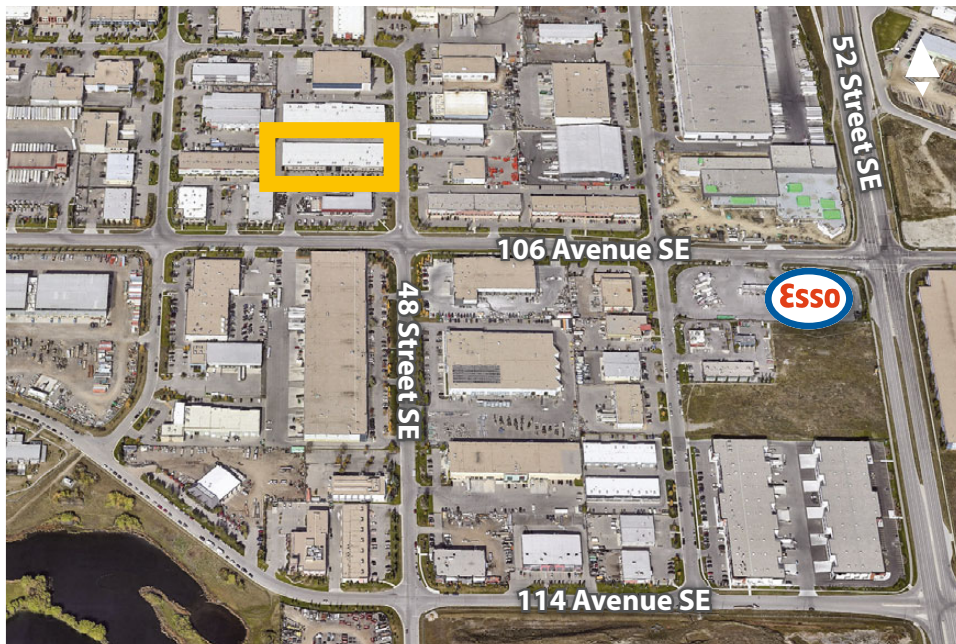
INVESTMENT OPPORTUNITY:

NOI and Cap rate range over 5 years from \$51,543 (5.37%) escalating to \$58,266 (6.0%) per year.

PROPERTY TAXES: \$19,140 / year

CONDO FEES: \$798.34 / mo

ASKING PRICE: ~~\$995,000~~ \$959,000 **PRICE REDUCED**





Reception



Office – main floor



Kitchen – second floor



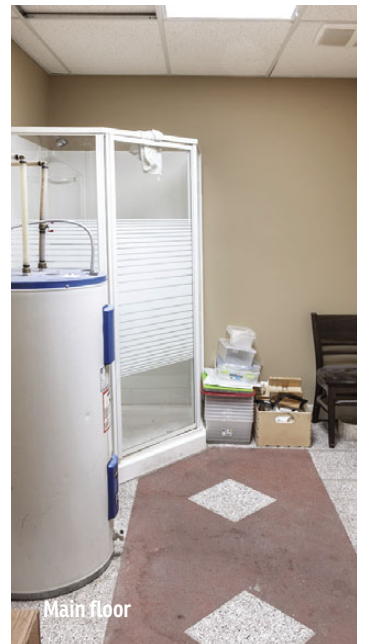
Boardroom – second floor



Second floor



Second floor

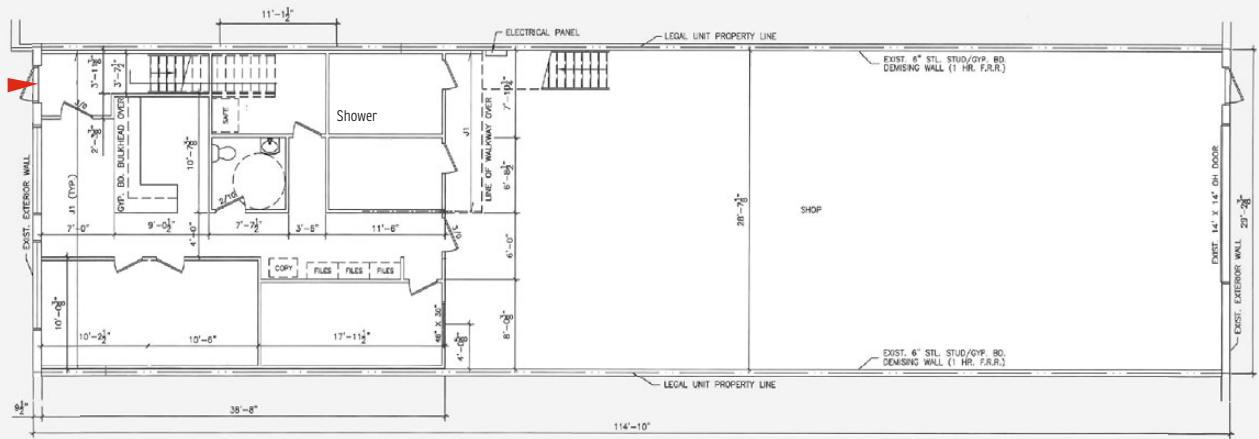


Main floor

UNIT 122 ± 4,482 SQ.FT.

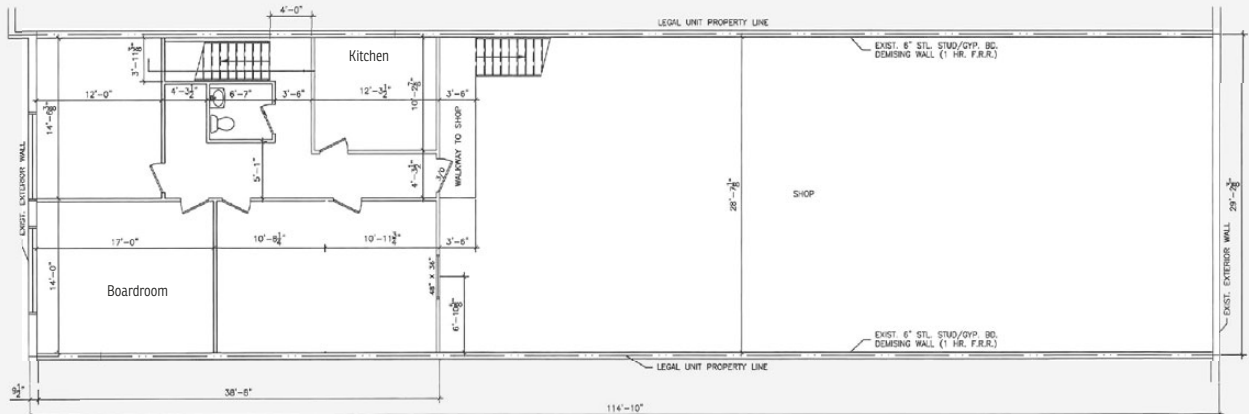


PARKING



LOADING

MAIN FLOOR



2ND FLOOR

Not to scale, may not be exactly as shown



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