



**2,190 sf**  
Unit 2 **C/S**

**2,200 sf**  
Unit 6

**1,100 sf**  
Unit 10

## WAREHOUSE/OFFICE CONDOS IN SOUTHBEND FOR SALE

**12180 44 Street SE**  
Calgary



1 (12'x10')  
drive-in  
per bay



100A power (TBV).  
Possibility to  
upgrade to 200A.

**18-22'**



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## PROPERTY INFORMATION

ADDRESS: 12180 44th Street SE, Calgary

DISTRICT: Southbend Industrial Park

ZONING: I-G (Industrial General)

YEAR BUILT: 2010

LOADING: 1 (12' x 10') drive-in door per bay (front loading, electric opener).

CEILING HEIGHT:

A front to back sloping roof of 18' to 22' (TBV)

POWER:

- » 100 amp, 3 phase, 4 wire per unit (TBV).
- » Possibility to upgrade to 200 amp.

CONSTRUCTION:

- » The structure of the building is of wood frame construction.
- » The exterior walls consist of a lower portion of brick, a central portion of stucco and an upper portion of corrugated metal panelling.
- » The façade is over ½ inch plywood, wood studs and R-20 insulation.
- » The remainder of the exterior wall consists of metal cladding.

FOUNDATION: Reinforced concrete slab.

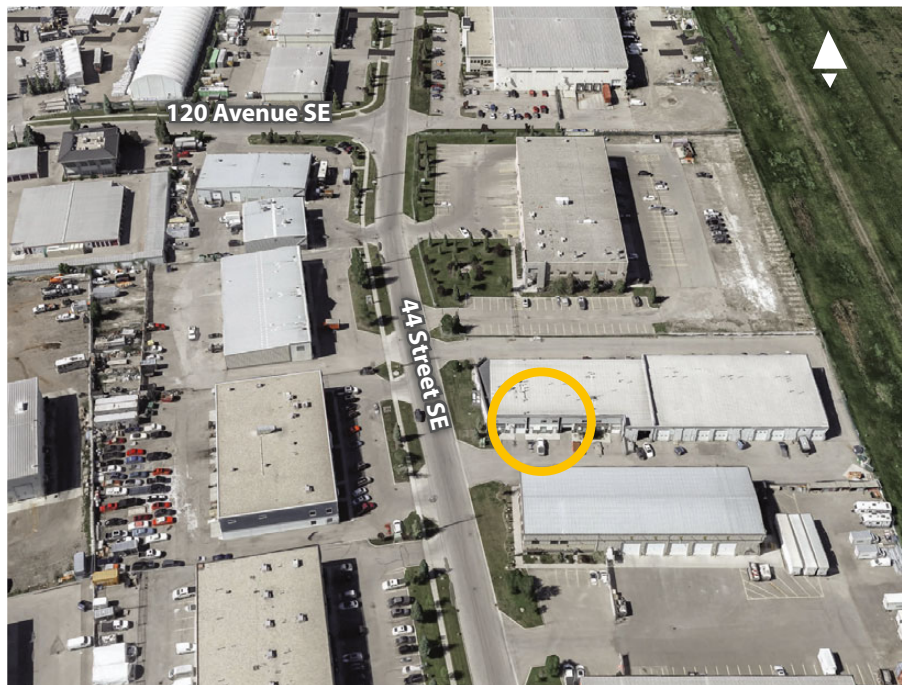
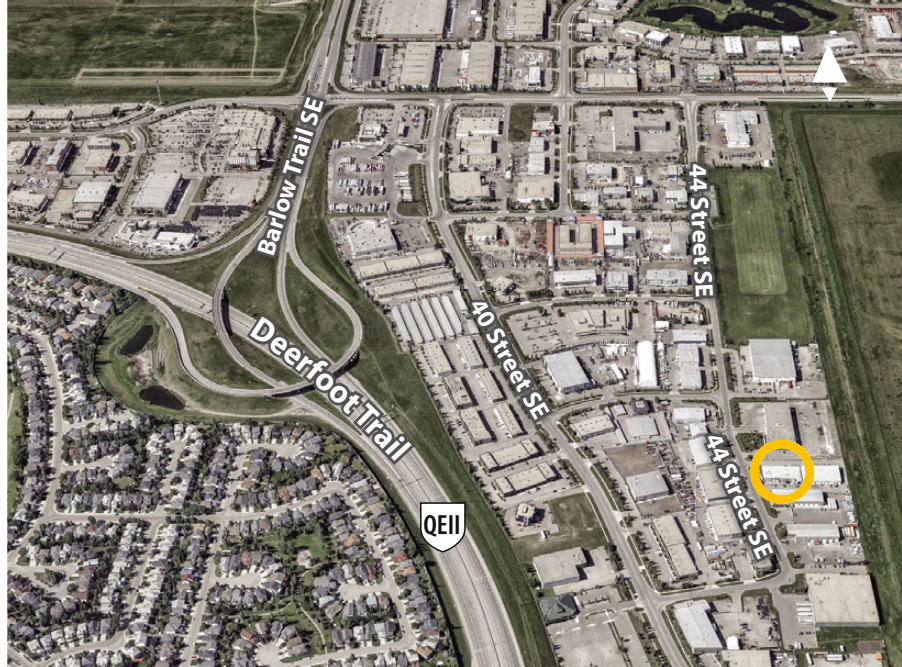
ROOF: Low peaked Galvalume metal roof cladding, insulation and a vapour barrier.

LIGHTING: T-5 fluorescent lighting.

MECHANICAL:

- » Radiant heaters in the warehouse.
- » Natural gas and HVAC.
- » 12 gallon hot water tank.

TRENCH DRAIN: 1 per unit (warehouse).



## SALE INFORMATION

### UNIT 2

AREA: 1,590 sq. ft. Main floor  
600 sq. ft. Mezzanine  
2,190 sq. ft. TOTAL

NOTES: Unit is predominantly built out as office on the main floor and mezzanine with rough estimate of 400 to 600 sq. ft. of storage/warehouse area accessible via the drive-in loading door.

CONDO FEES: \$196.10/mo

PROPERTY TAXES: \$8,060.14 (2024)

PRICE: \$422,000 (\$193 per sq. ft.) **C/S**

### UNIT 6

AREA: 2,200 sq. ft. Main floor  
620 sq. ft. Mezzanine  
2,820 sq. ft. TOTAL

NOTES: Approximately 25 to 30% of office build out. Mezzanine area undeveloped (storage use only). A building common area utility room is located within the unit.

PROPERTY TAXES: \$10,886.14 (2024)

CONDO FEES: \$271.33/mo

PRICE: \$575,000 (\$261 per sq. ft.)

### UNIT 10

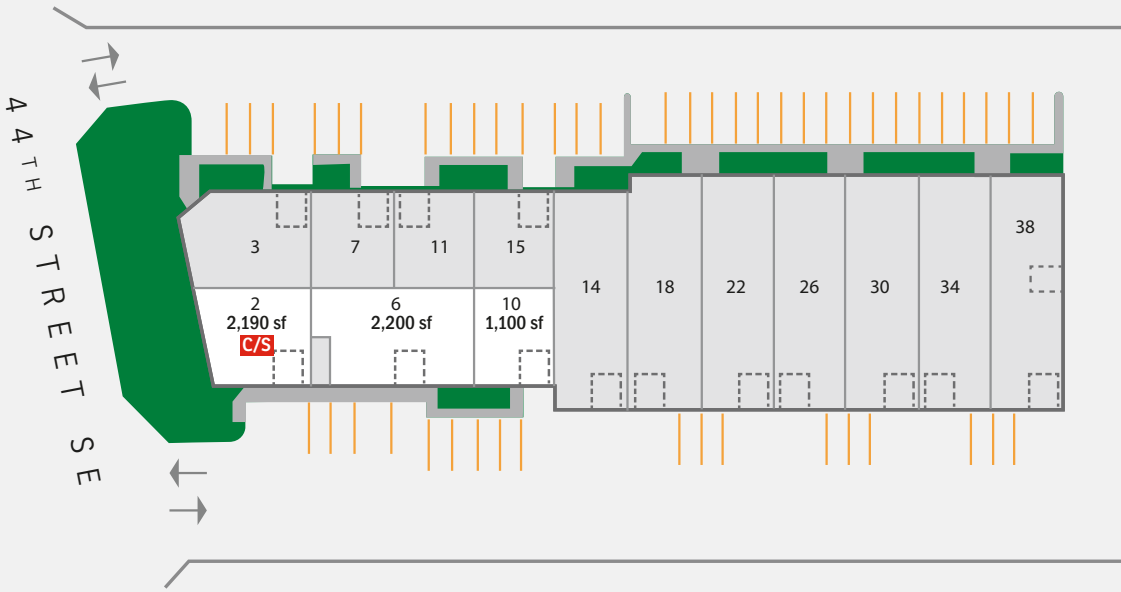
AREA: 1,100 sq. ft. Main floor  
325 sq. ft. Mezzanine  
1,425 sq. ft. TOTAL

NOTES: Small office/reception area. Mezzanine area undeveloped (storage only).

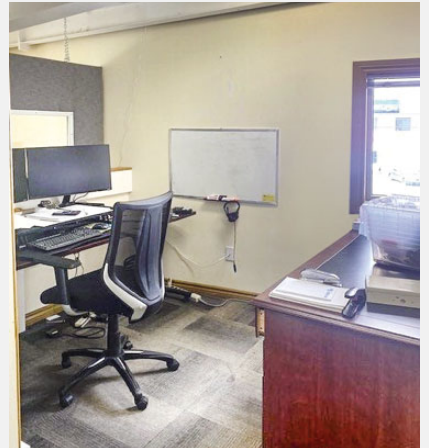
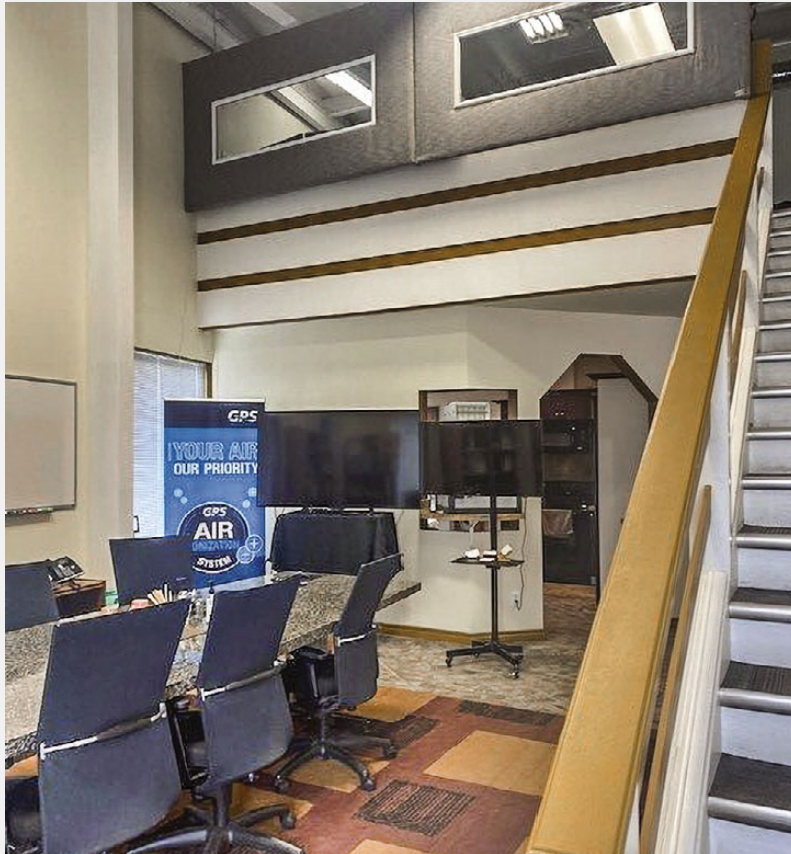
PROPERTY TAXES: \$6,718.62 (2024)

CONDO FEES: \$135.66/mo

PRICE: \$323,000 (\$293 per sq. ft.)



UNIT 2  
**2,190** SQ.FT.  
**C/S**



UNIT 6  
2,200 SQ.FT.



UNIT 10  
1,100 SQ.FT.



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