

FOR SALE

INDUSTRIAL CONDO

5050 - 106th Avenue SE

Unit 136, Calgary, Alberta

2,370 sf
AVAILABLE



PROPERTY INFORMATION

AVAILABLE AREA:	2,370 square feet
PURCHASE PRICE:	\$497,700 (\$210 per sq. ft.)
PROPERTY TAXES:	\$6,383.17 for 2013 (\$531.93 per month)
CONDO FEES:	\$5,539.32 (\$461.61 per month)
AVAILABLE:	Immediate
ZONING:	I-G (Industrial General)
COMMENTS:	<ul style="list-style-type: none"> - Drive-in loading; - Rooftop heating/ventilation and air conditioning to serve future office area; - Rough-in plumbing; - 1 hour fire-rated demising wall between bays; - Pre-cast, stucco and brick veneer construction; - Approx. 70' loading depth; - Easy access to major routes: Deerfoot Trail, Glenmore Trail, Barlow Trail and 52nd Street SE.

LOCAL EXPERTISE MATTERS

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

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



BUILDING INFORMATION

YEAR BUILT:
2010

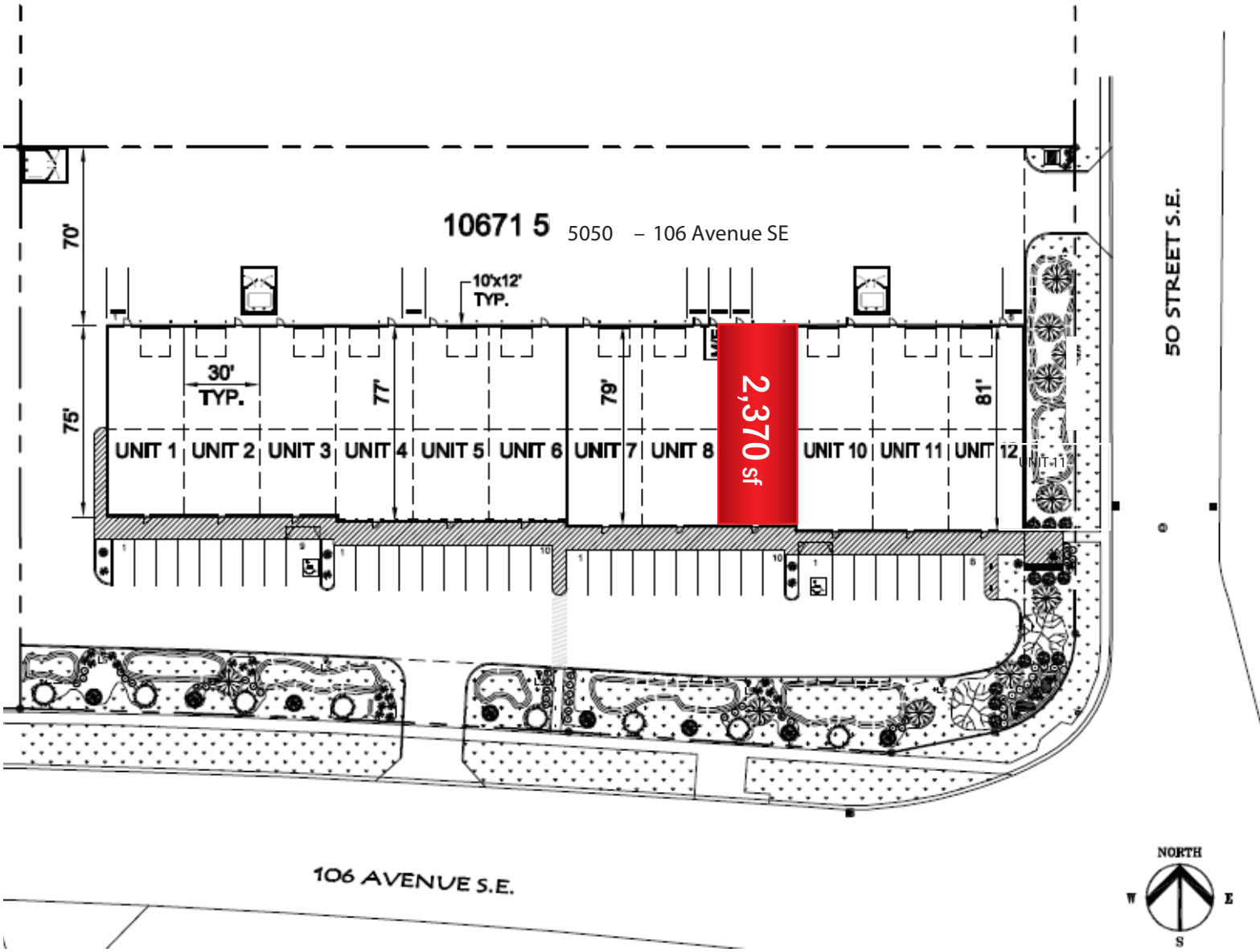
LOADING:
1 - 12' x 14' drive-in door

CEILING HEIGHT:
16' clear

LIGHTING:
400 watt suspended metal halide fixtures

ELECTRICAL:
100 amp, 120/208 volt, 3 phase service

HEATING:
Rooftop HVAC unit
1 suspended gas fired unit heater



Photos



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 This offering may be altered or withdrawn at any time without notice.

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

