

2,050 sf

Unit 121

C/S



WAREHOUSE IN SOUTHBEND FOR SALE

11769 40 Street SE
Calgary



1 (12'x12')
drive-in



200A; 110/208V
power (TBV)



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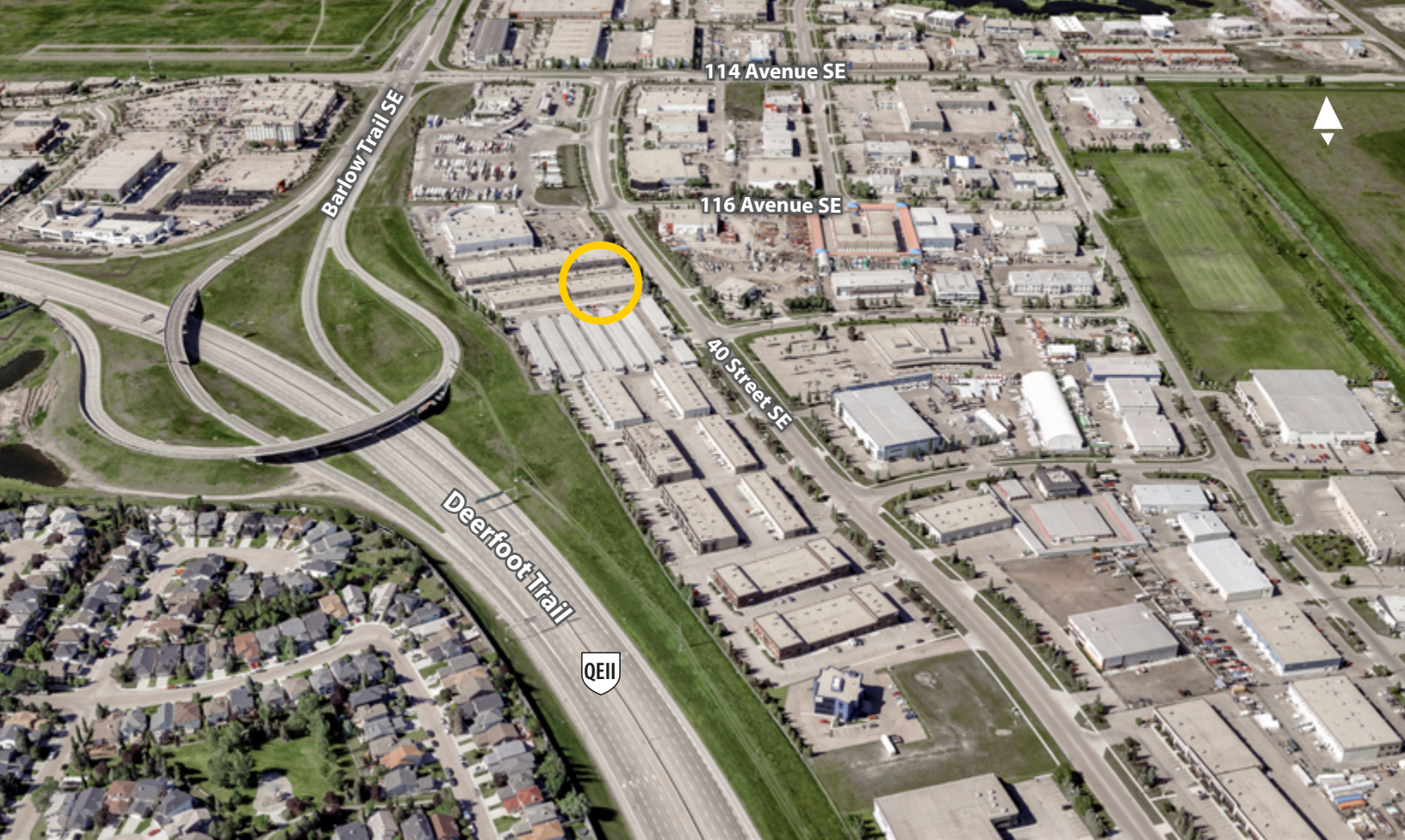
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PROPERTY INFORMATION

ADDRESS: 11769 40 Street SE, Calgary

DISTRICT: Southbend Industrial Park

ZONING: Follows I-2 General Light Industrial District Guidelines / Direct Control, 54Z98 Site 2

LEGAL: Condominium Plan 0610083, Unit 11

AVAILABLE FOR SALE: 2,050 sq. ft. – Unit 121

LOADING: 1 (12'w x 12'h) drive-in door

CEILING HEIGHT (CLEAR): 16' (TBV)

POWER: 200A; 110/208V (TBV)

HEATING/HVAC: » HVAC in the front
» Overhead gas-fired heater at the back.

MAKE-UP AIR: Yes, CFM TBV

PARKING: Single row – front and double row – back

FINANCIAL INFORMATION

AVAILABILITY: July 1st, 2026

CONDO FEES (2026): \$353.81+GST/mo (\$4,245.72+GST/yr)

PROPERTY TAXES: \$11,972.99 (2025)

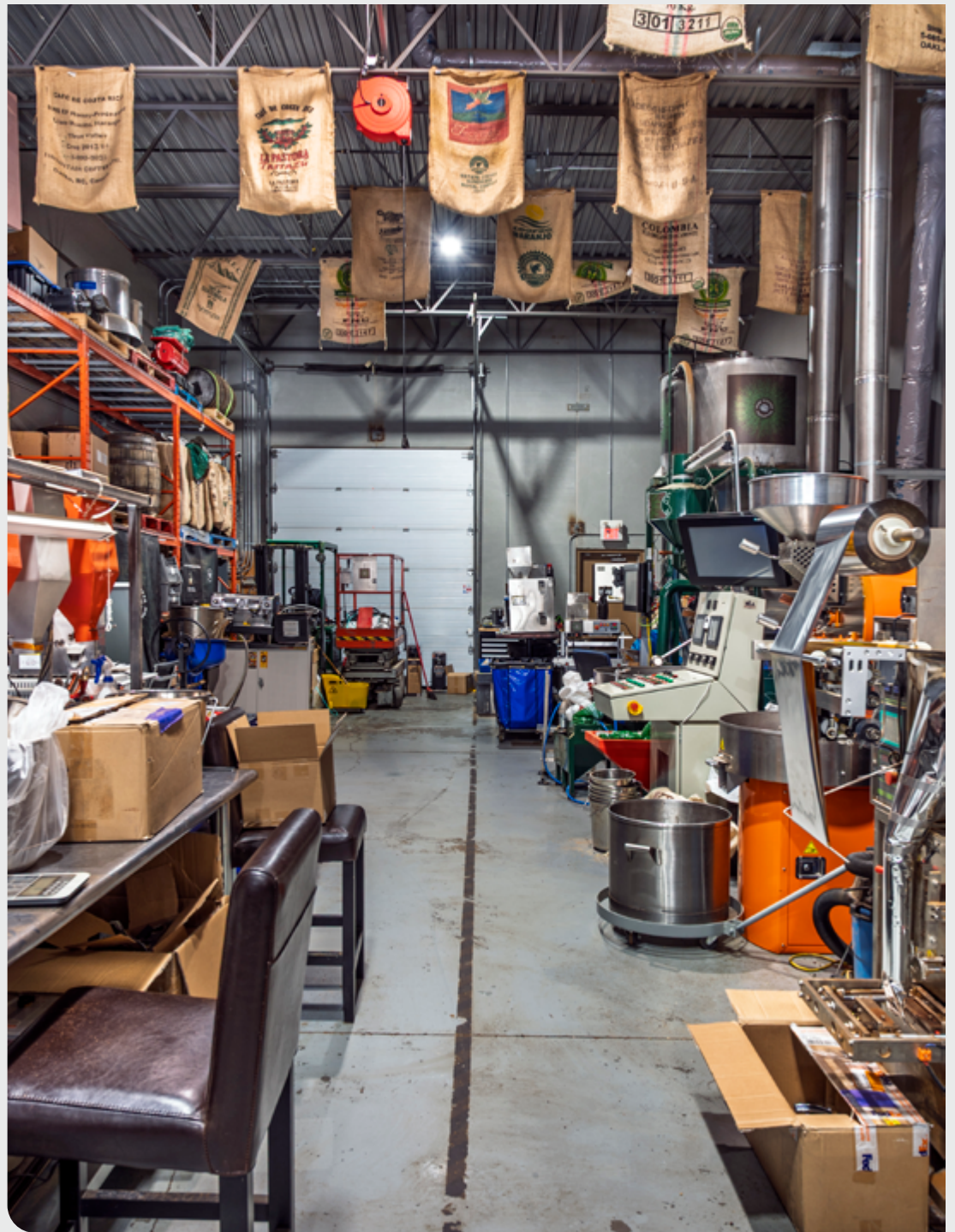
ASKING PRICE: \$615,000 **C/S**



- » Strategically located near Barlow Trail and Deerfoot Trail, with excellent access to Stoney Trail via 114 Avenue SE.
- » Ample parking.
- » Paved yard.



Not to scale





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