

OFFICE/WAREHOUSE FOR SALE

6957 48th Street SE, Calgary, Alberta

Location: Foothills Industrial

Zoning: I-G

Total Bay Size: 2,909 sq.ft. (+/-)

Office Space: 2,302 sq.ft. (+/-)

Warehouse Space: 607 sq.ft. (+/-)

Ceiling Height: 22 feet (+/-)

Loading: 1 drive-in door (12' x 14')

Power: 100 amps (to be confirmed)

Parking: 4 assigned stalls

Property Tax: \$9,063.00 per year (2020)

Condo Fees: \$385.71 per month (2020)

Available: January 1st, 2020

Sale Price: **\$584,709.00 (\$201.00 per square foot)**



Notes: HUGE OPPORTUNITY to purchase a corner-unit commercial condominium built-out almost entirely as office space, for less than the cost of a typical industrial bay in shell condition! The office is developed over two floors and includes a showroom or large reception area, multiple private offices, a boardroom, two bathrooms, two kitchenettes, a lunch area, two storage rooms and a laundry room. The office area is serviced by a rooftop HVAC unit. The warehouse has a large drive-in door and radiant heating.

RE/MAX HOUSE OF REAL ESTATE
4034 16th STREET SW
CALGARY, ALBERTA - T2T 4H4

ILYA RAYKHLIN, ASSOCIATE BROKER
403-999-2277
ILYA@COMMERCIALREALESTATECALGARY.COM



This disclaimer shall apply to RE/MAX House of Real Estate and to all other divisions of the company ("RE/MAX House"). The information set out herein has not been verified by RE/MAX House, and RE/MAX House does not represent, warrant or guarantee the accuracy, correctness and completeness of this information. RE/MAX House does not accept or assume any responsibility or liability, direct or consequential, for this information or the recipient's reliance upon this information. The recipient of this information should take such steps as the recipient may deem necessary to verify this information prior to placing any reliance upon this information. This information may change and any property described herein may be withdrawn from the market at any time without notice or obligation to the recipient from RE/MAX House.

OFFICE/WAREHOUSE FOR SALE

6957 48th Street SE, Calgary, Alberta



RE/MAX HOUSE OF REAL ESTATE
4034 16th STREET SW
CALGARY, ALBERTA - T2T 4H4



ILYA RAYKHLIN, ASSOCIATE BROKER
403-999-2277
ILYA@COMMERCIALREALESTATECALGARY.COM

This disclaimer shall apply to RE/MAX House of Real Estate and to all other divisions of the company ("RE/MAX House"). The information set out herein has not been verified by RE/MAX House, and RE/MAX House does not represent, warrant or guarantee the accuracy, correctness and completeness of this information. RE/MAX House does not accept or assume any responsibility or liability, direct or consequential, for this information or the recipient's reliance upon this information. The recipient of this information should take such steps as the recipient may deem necessary to verify this information prior to placing any reliance upon this information. This information may change and any property described herein may be withdrawn from the market at any time without notice or obligation to the recipient from RE/MAX House.

OFFICE/WAREHOUSE FOR SALE

6957 48th Street SE, Calgary, Alberta



RE/MAX HOUSE OF REAL ESTATE
4034 16th STREET SW
CALGARY, ALBERTA - T2T 4H4

ILYA RAYKHLIN, ASSOCIATE BROKER
403-999-2277
ILYA@COMMERCIALREALESTATECALGARY.COM



This disclaimer shall apply to RE/MAX House of Real Estate and to all other divisions of the company ("RE/MAX House"). The information set out herein has not been verified by RE/MAX House, and RE/MAX House does not represent, warrant or guarantee the accuracy, correctness and completeness of this information. RE/MAX House does not accept or assume any responsibility or liability, direct or consequential, for this information or the recipient's reliance upon this information. The recipient of this information should take such steps as the recipient may deem necessary to verify this information prior to placing any reliance upon this information. This information may change and any property described herein may be withdrawn from the market at any time without notice or obligation to the recipient from RE/MAX House.

OFFICE/WAREHOUSE FOR SALE

6957 48th Street SE, Calgary, Alberta



RE/MAX HOUSE OF REAL ESTATE
4034 16th STREET SW
CALGARY, ALBERTA - T2T 4H4

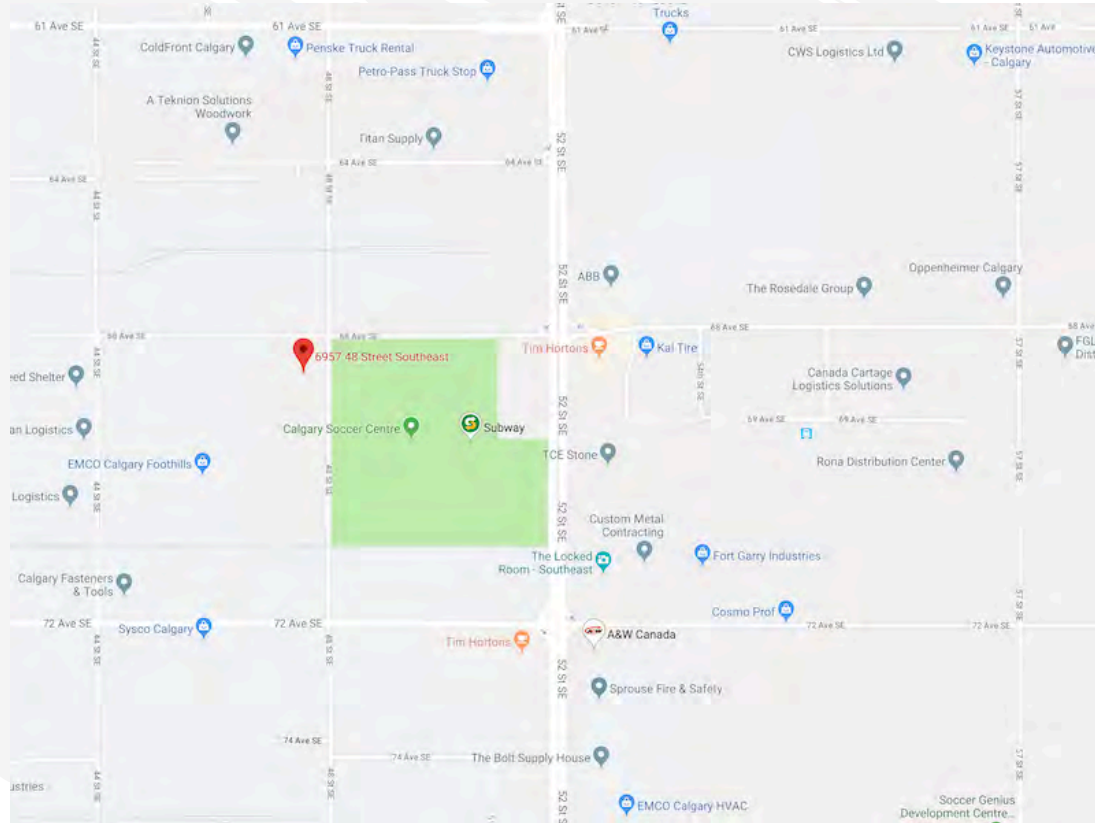


ILYA RAYKHLIN, ASSOCIATE BROKER
403-999-2277
ILYA@COMMERCIALREALESTATECALGARY.COM

This disclaimer shall apply to RE/MAX House of Real Estate and to all other divisions of the company ("RE/MAX House"). The information set out herein has not been verified by RE/MAX House, and RE/MAX House does not represent, warrant or guarantee the accuracy, correctness and completeness of this information. RE/MAX House does not accept or assume any responsibility or liability, direct or consequential, for this information or the recipient's reliance upon this information. The recipient of this information should take such steps as the recipient may deem necessary to verify this information prior to placing any reliance upon this information. This information may change and any property described herein may be withdrawn from the market at any time without notice or obligation to the recipient from RE/MAX House.

OFFICE/WAREHOUSE FOR SALE

6957 48th Street SE, Calgary, Alberta



RE/MAX HOUSE OF REAL ESTATE
4034 16th STREET SW
CALGARY, ALBERTA - T2T 4H4

ILYA RAYKHLIN, ASSOCIATE BROKER
403-999-2277
ILYA@COMMERCIALREALESTATECALGARY.COM



This disclaimer shall apply to RE/MAX House of Real Estate and to all other divisions of the company ("RE/MAX House"). The information set out herein has not been verified by RE/MAX House, and RE/MAX House does not represent, warrant or guarantee the accuracy, correctness and completeness of this information. RE/MAX House does not accept or assume any responsibility or liability, direct or consequential, for this information or the recipient's reliance upon this information. The recipient of this information should take such steps as the recipient may deem necessary to verify this information prior to placing any reliance upon this information. This information may change and any property described herein may be withdrawn from the market at any time without notice or obligation to the recipient from RE/MAX House.