

OFFICE/WAREHOUSE FOR SALE OR LEASE

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 clear (+/-)

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

Power: 100 amps (to be confirmed)

Parking: 4 assigned stalls

Property Tax: \$10,438.29 (2019)

Condo Fees: \$385.71 per month (2019)

Available: Immediately

Sale Price: ~~\$650,000~~ ~~\$625,000~~ **FINAL DISCOUNT TO \$579,000**

Lease Rate: Market

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

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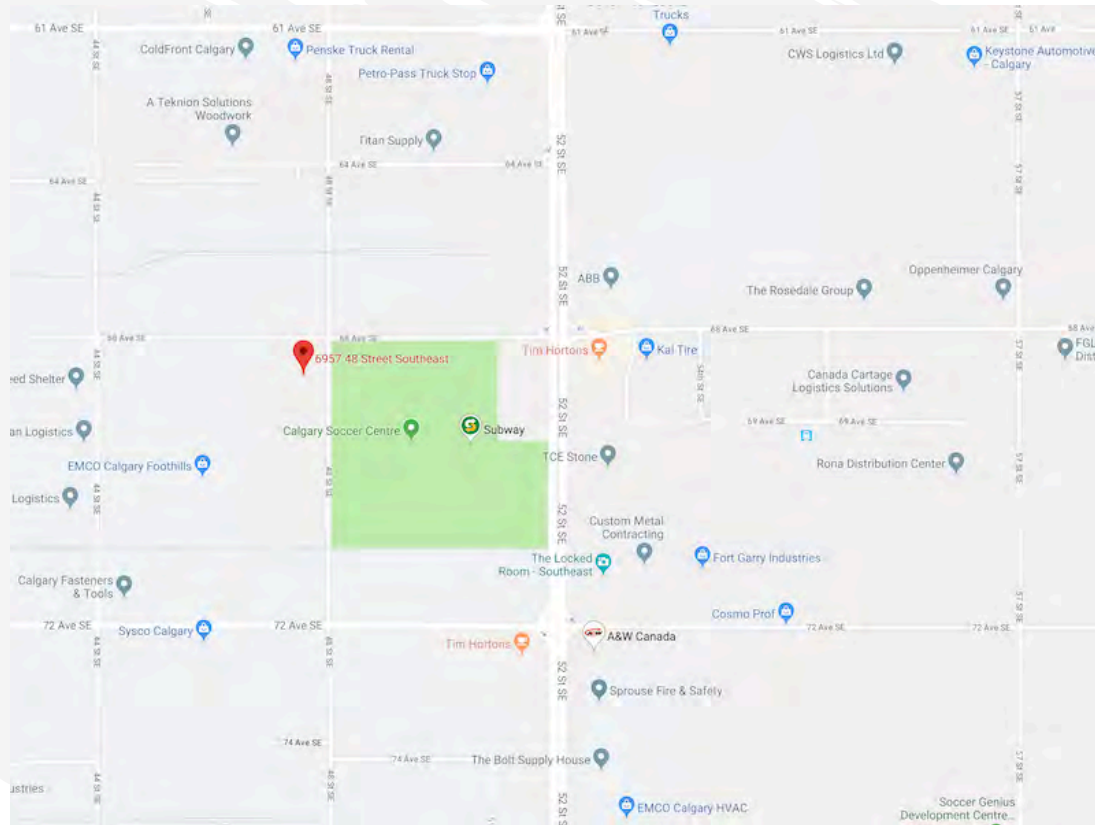


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