

# INDUSTRIAL CONDOS FOR SALE

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

1301-1313 Hastings Crescent SE | Calgary, AB

HASTINGS  
1301



 Dock & Drive-in  
Loading

 Central Market  
Condos

 Owner-User &  
Investment Opportunities

**JON C. MOOK, SIOR**  
PRESIDENT, MANAGING DIRECTOR  
C: 403-616-5239  
jmook@lee-associates.com

**EMILY GOODMAN, B.COMM**  
VICE PRESIDENT, PRINCIPAL  
C: 403-862-4348  
egoodman@lee-associates.com

**LAURAE SPINDLER**  
VICE PRESIDENT  
C: 403-471-4871  
lspindler@lee-associates.com

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | [lee-associates.com/calgary](http://lee-associates.com/calgary)



# BUILDING DETAILS

## PROPERTY TAXES:

\$80,000.00 per annum (for 2024)

\$2.99 per sq. ft. per annum (for 2024)

## CONDO FEES:

\$3.70 per sq. ft. per annum (for 2024)

## BAY SIZES:

2,221 - 2,256 sq. ft.

## ZONING:

I-G (Industrial General)

## CEILING HEIGHT:

16' clear

## ELECTRICAL:

100 amps, 120/208 volts, 3 phase per bay

## COMMENTS:

- » Located in Highfield Industrial
- » Small bay multi-unit building
- » Rear loading
- » Backing on to 12th Street SE with significant exposure
- » Located off 42nd Avenue SE



## IMPROVEMENTS COMPLETED:

- » Roof Upgrades
- » Interior & Exterior Painting
- » New Exterior Cladding
- » Upgraded Mechanical
- » New Electrical Transformer
- » Upgraded Electrical Panels
- » Fiber Optic Service





# AVAILABILITY & PRICING

BAY	LOADING	SQUARE FOOTAGE (SF)		AVAILABILITY	SALE PRICE
1301	1 DK 8'x10' 1 DI 12'x12'	Total:	4,328	<b>SOLD</b>	\$1,190,200 (\$275 per sq. ft.)
1303*	1 DK 8'x10'	Total:	4,340	<b>SOLD</b>	\$1,193,500 (\$275 per sq. ft.)
1303A	1 DK 8'x10'	Total:	2,257	May 2026	\$620,675 (\$275 per sq. ft.)
1305	1 RAMPED DI 12'x14'	Total:	2,221	<b>UNCONDITIONAL</b>	\$610,775 (\$275 per sq. ft.)
1307	1 DK 8'x10' 1 RAMPED DI 12'x14' 1 DK WITH LEVELER 8'x10' 1 DI 12'x14'	Total:	9,022	2030	\$2,255,500 (\$250 per sq. ft.)
1311	1 DI 12'x14'	Total:	2,256	<b>UNCONDITIONAL</b>	\$620,400 (\$275 per sq. ft.)
1313	1 DI 12'x14'	Total:	2,238	<b>SOLD</b>	\$615,450 (\$275 per sq. ft.)

\* HRV unit included (800 cfm)





# VACANT BAYS

1305 | 2,221 sq. ft.



**UNCONDITIONAL**

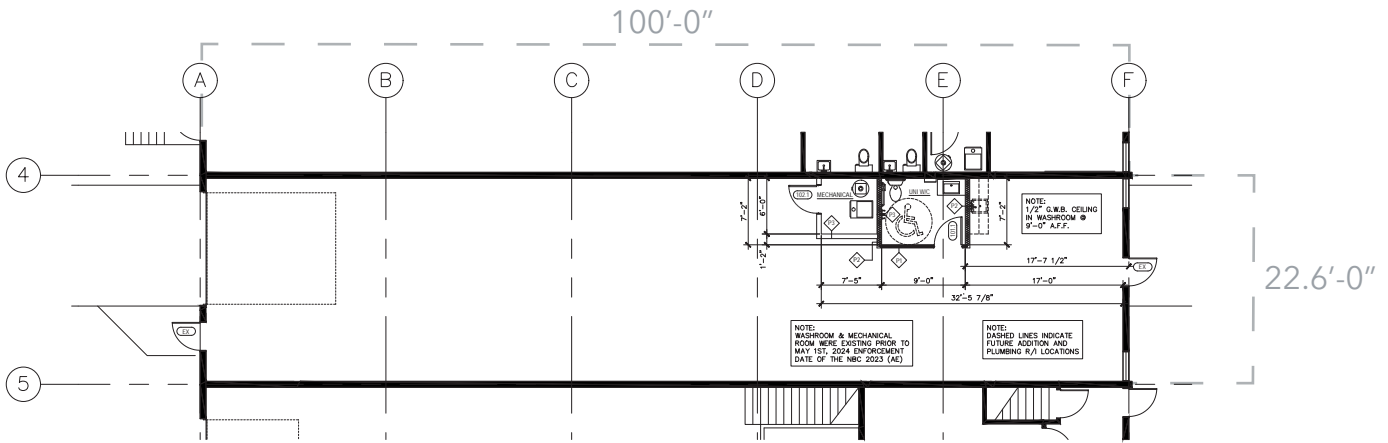
1311 | 2,256 sq. ft.



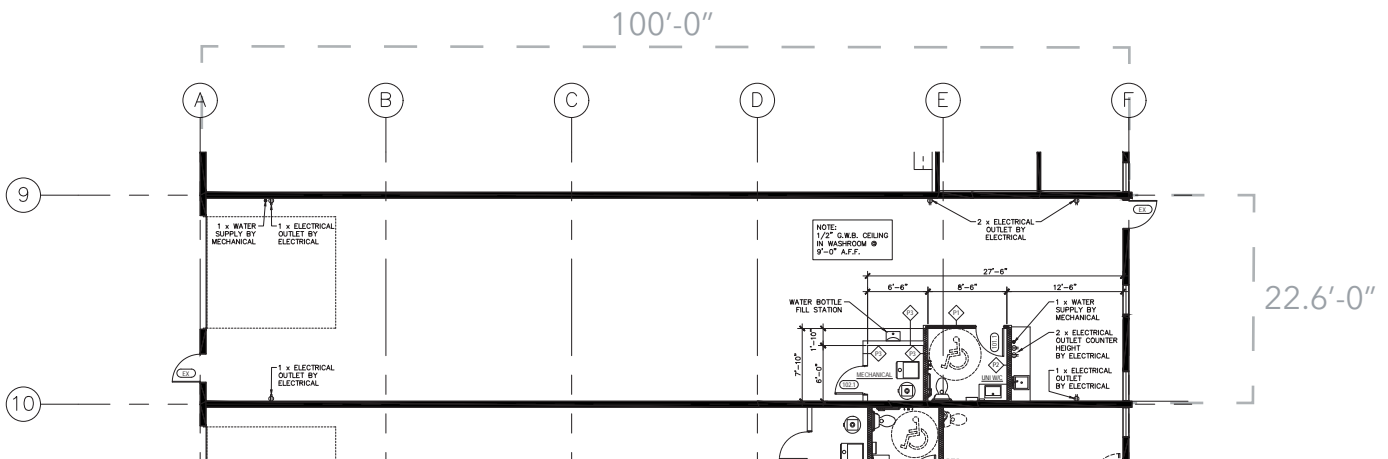
**UNCONDITIONAL**

# VACANT BAYS

**1305** | 2,221 sq. ft. | Renovations underway



**1311** | 2,256 sq. ft. | Renovations underway

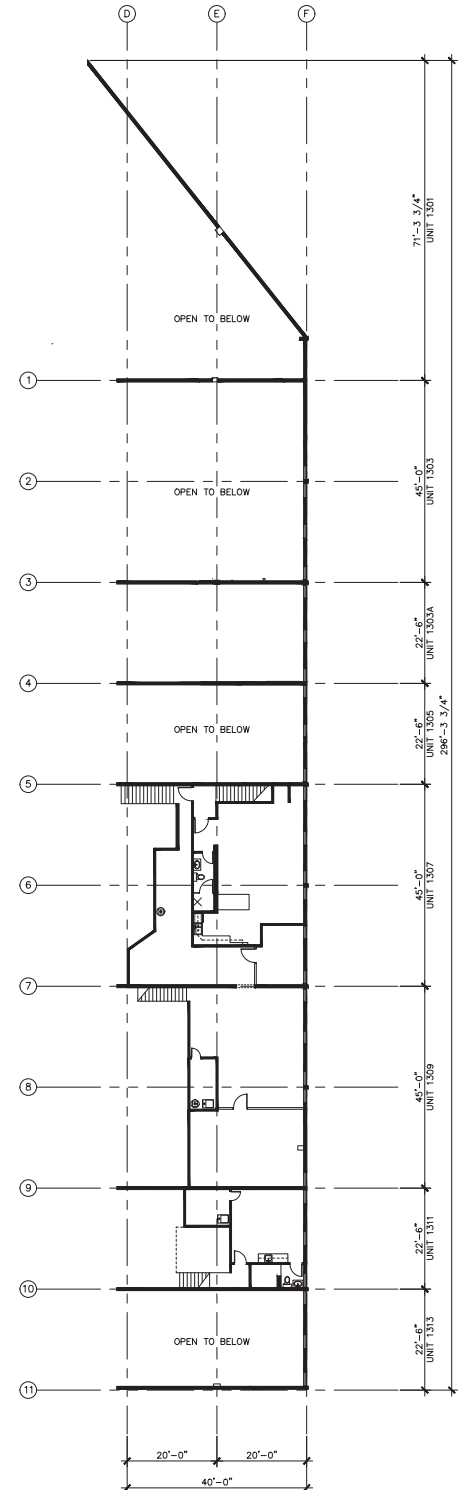
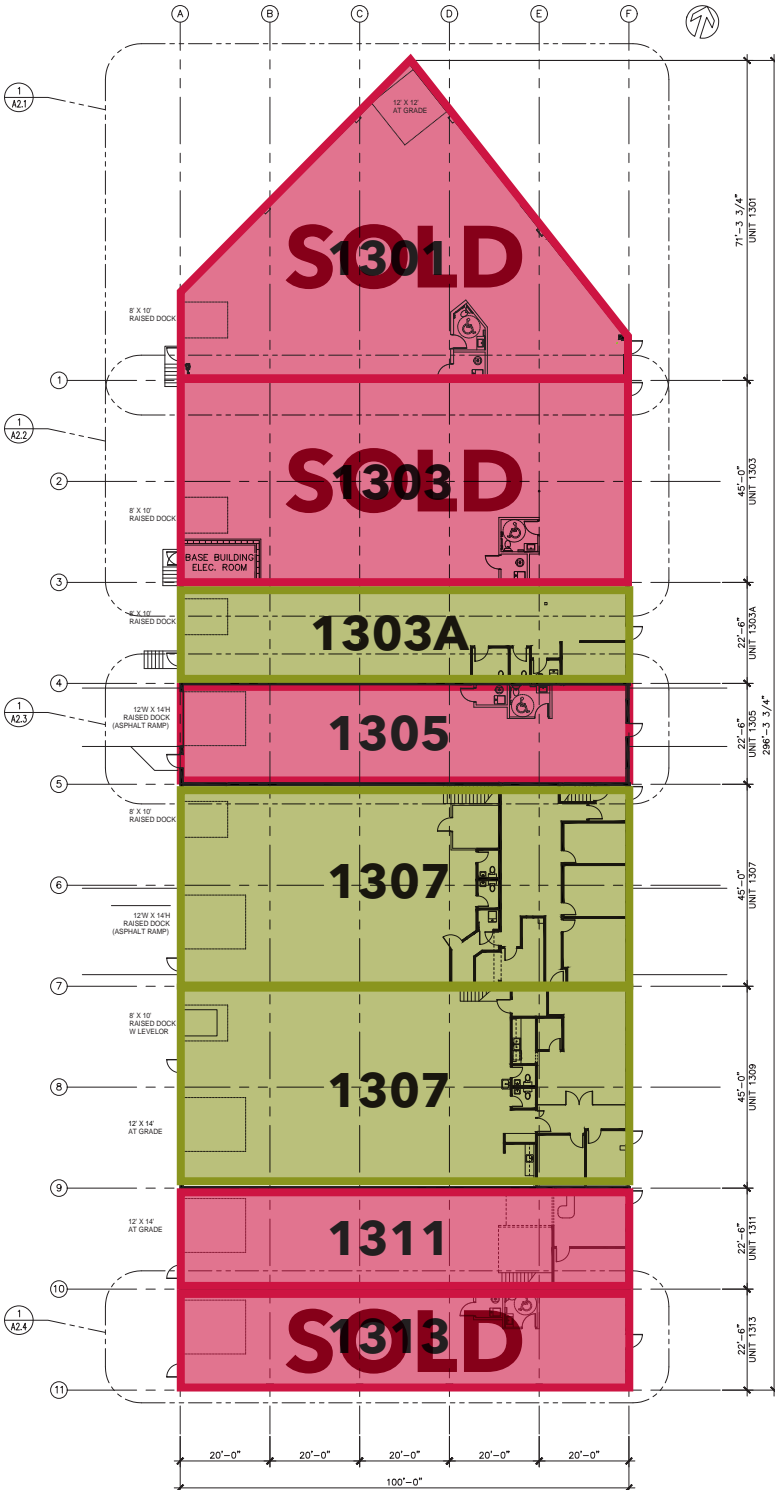


# FLOOR PLAN

AVAILABLE BAYS

CONDITIONAL BAYS

LEASED & FOR SALE

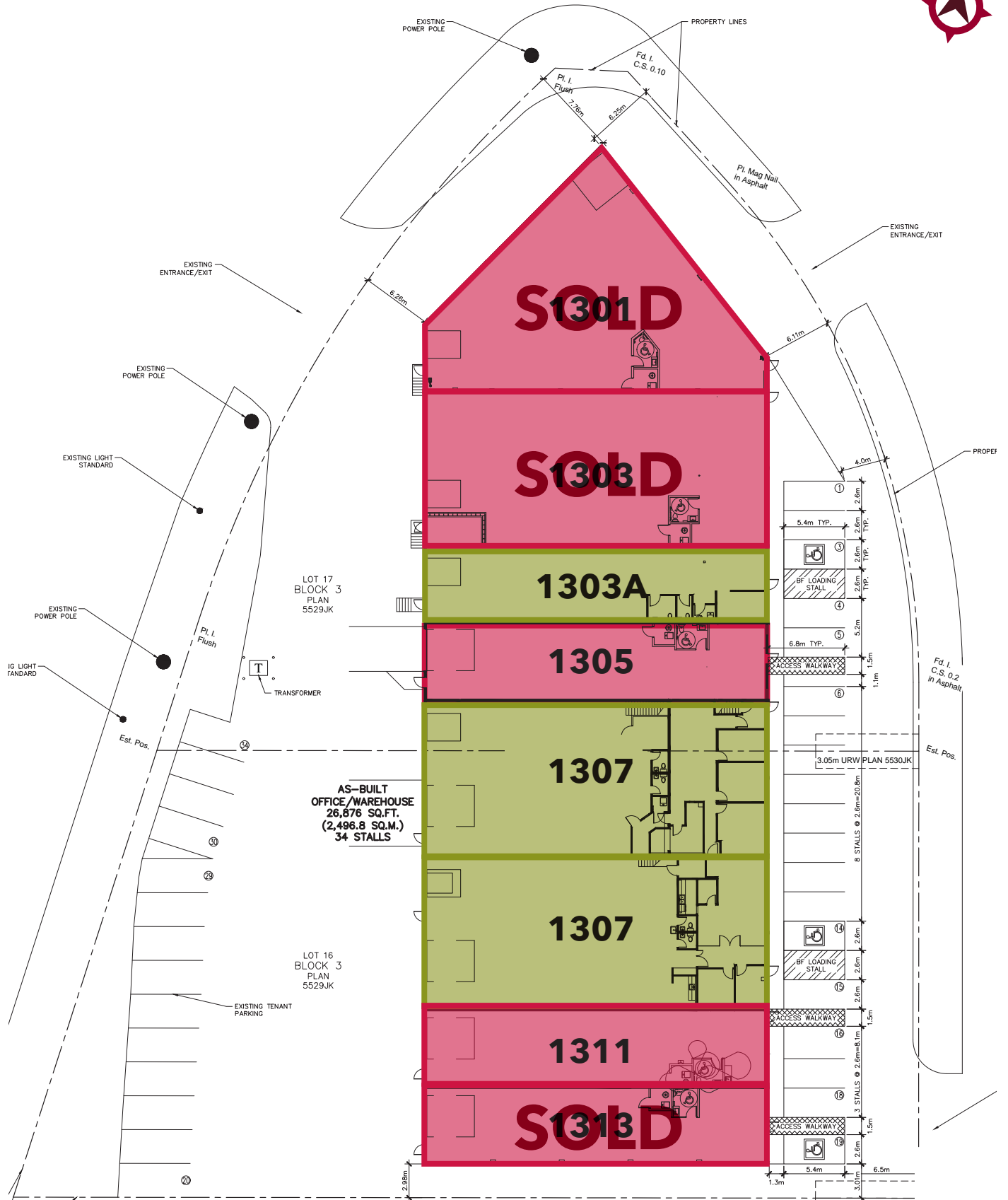


# SITE PLAN

AVAILABLE BAYS

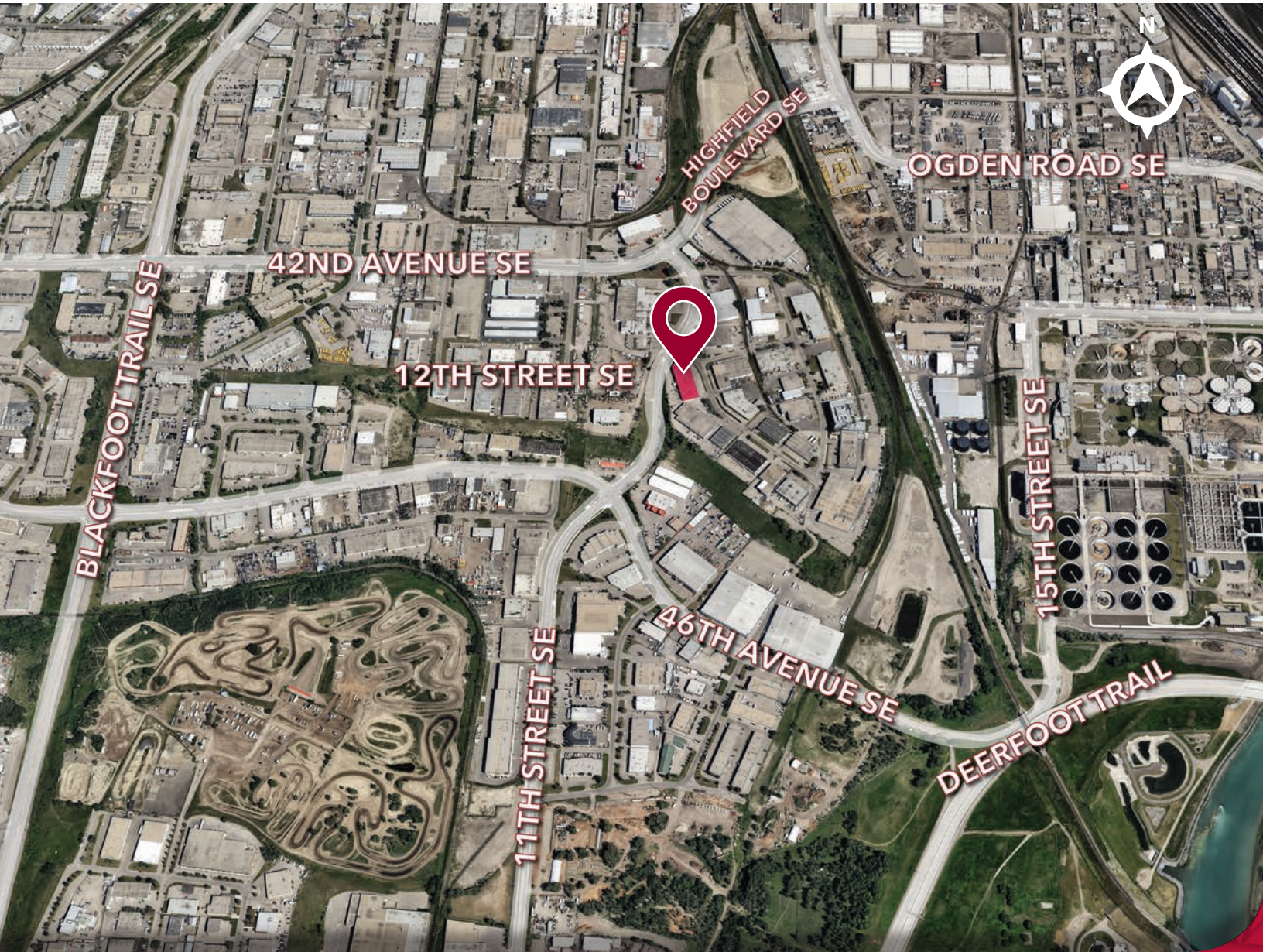
CONDITIONAL BAYS

LEASED & FOR SALE





# LOCATION



## CONTACT US



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