

INDUSTRIAL CONDOS FOR SALE

1301-1313 Hastings Crescent SE | Calgary, AB

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

HASTINGS
1301



 Dock & Drive-in
Loading

 Central Market
Condos

 Owner-User &
Investment Opportunities

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117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | 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:

\$3.87 per sq. ft. per annum (for 2025)

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	SOLD	\$1,190,200 (\$275 per sq. ft.)
1303*	1 DK 8'x10'	Total:	4,340	SOLD	\$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	UNCONDITIONAL	\$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	UNCONDITIONAL	\$620,400 (\$275 per sq. ft.)
1313	1 DI 12'x14'	Total:	2,238	SOLD	\$615,450 (\$275 per sq. ft.)

* HRV unit included (800 cfm)



VACANT BAYS

1305 | 2,221 sq. ft.



UNCONDITIONAL

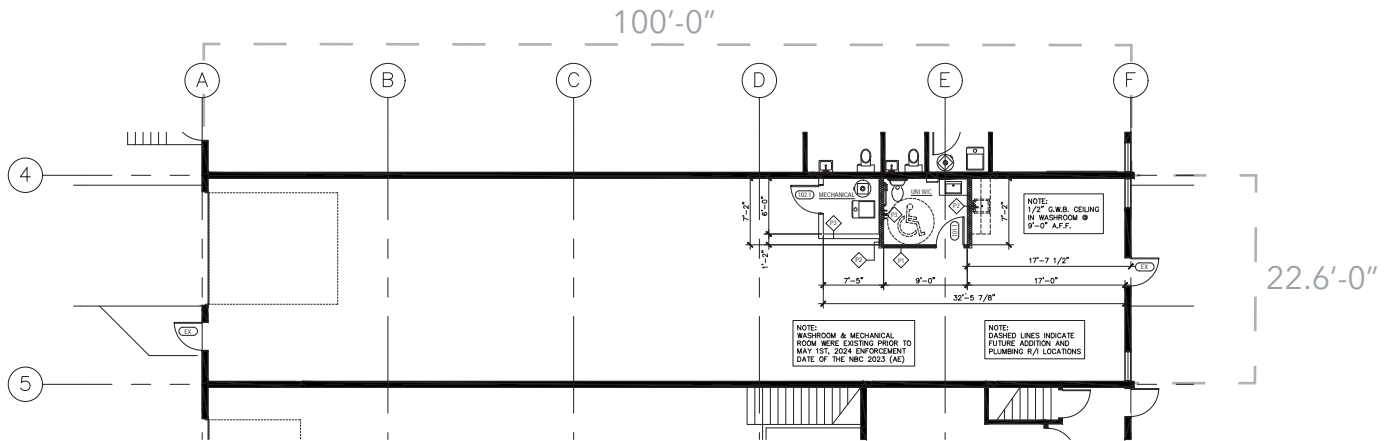
1311 | 2,256 sq. ft.



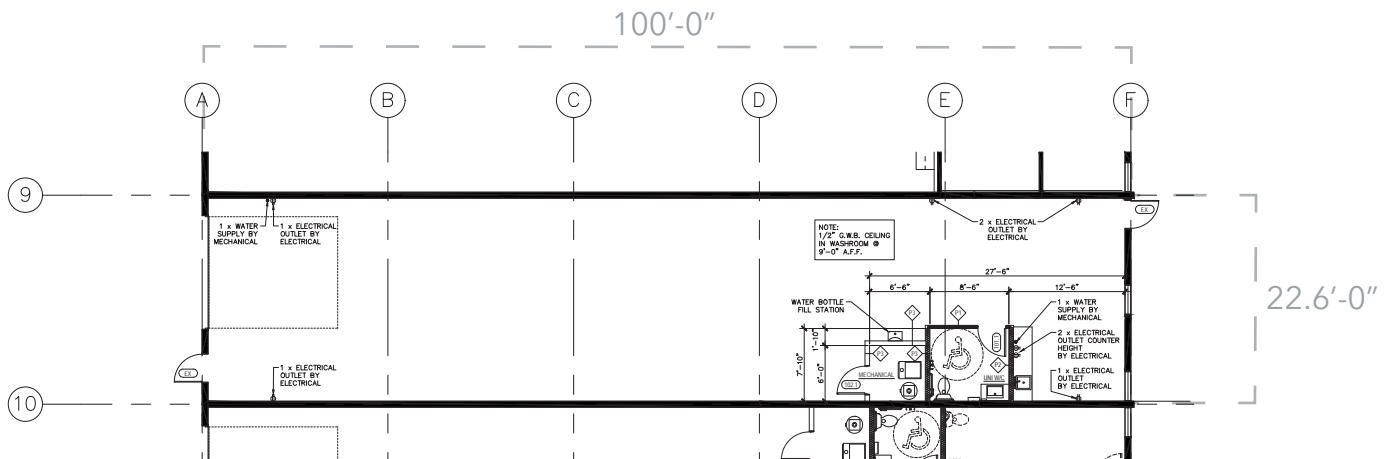
UNCONDITIONAL

VACANT BAYS

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



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



FLOOR PLAN



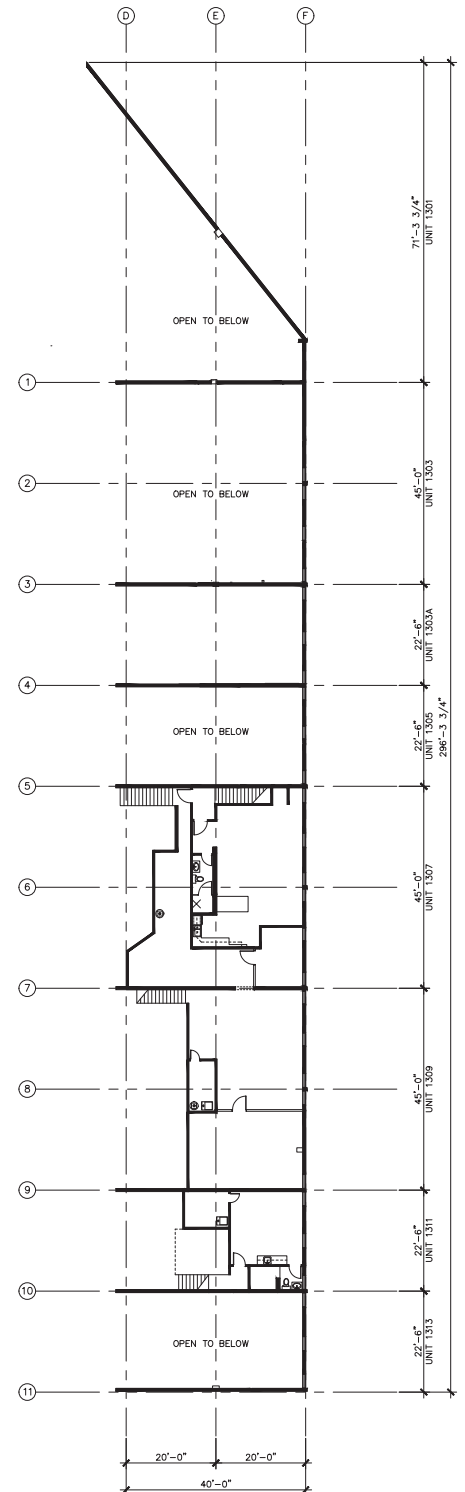
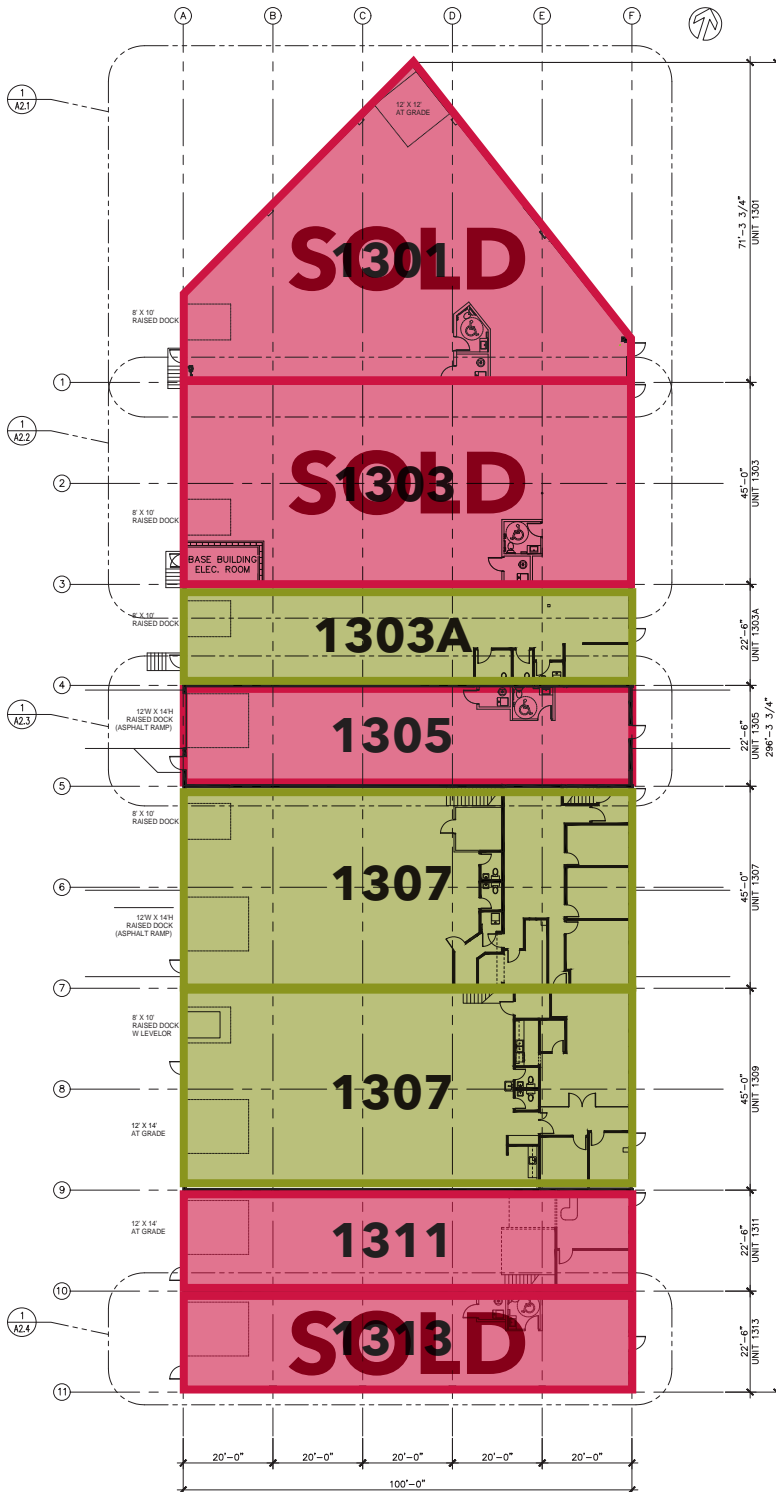
AVAILABLE BAYS



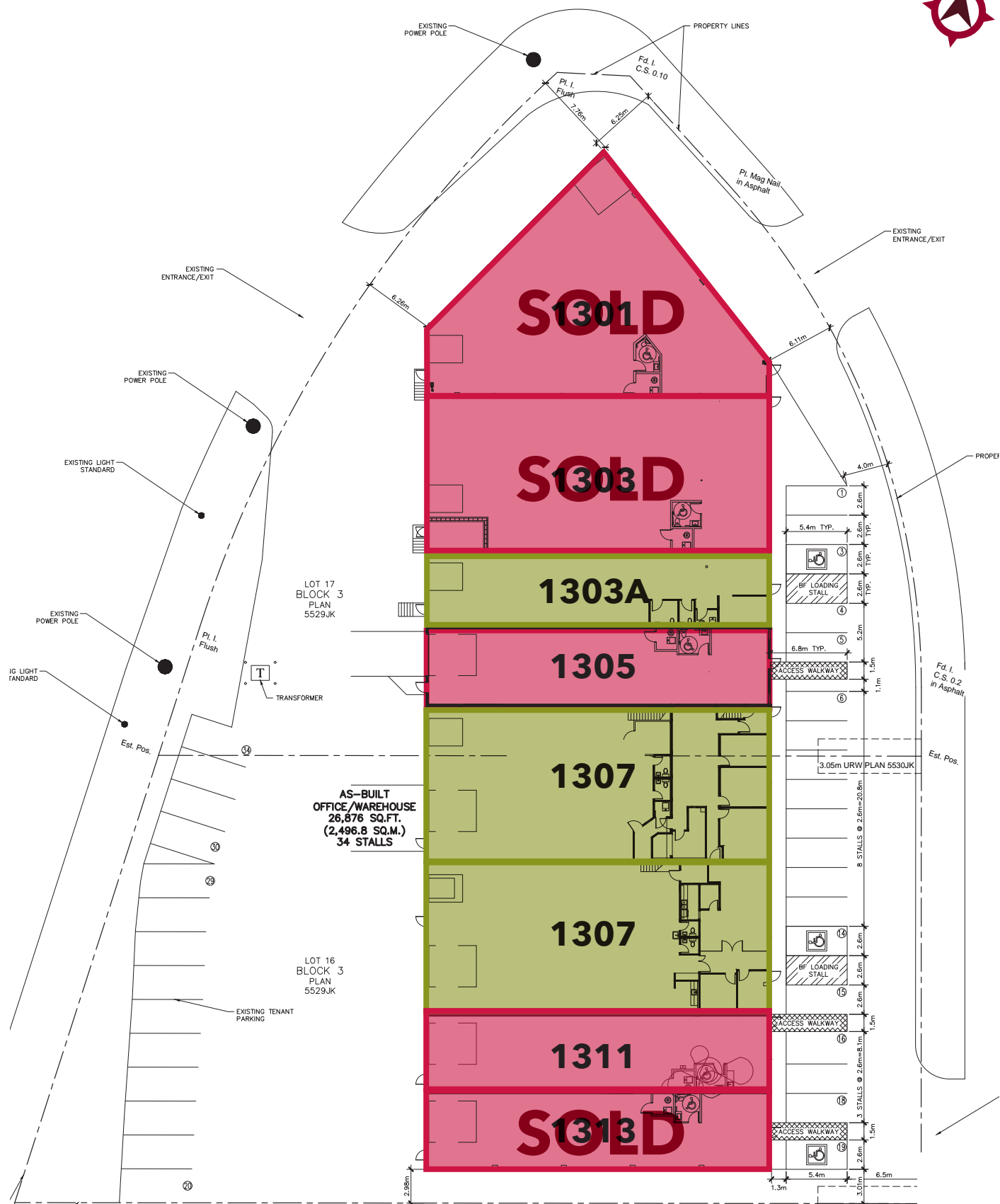
CONDITIONAL BAYS



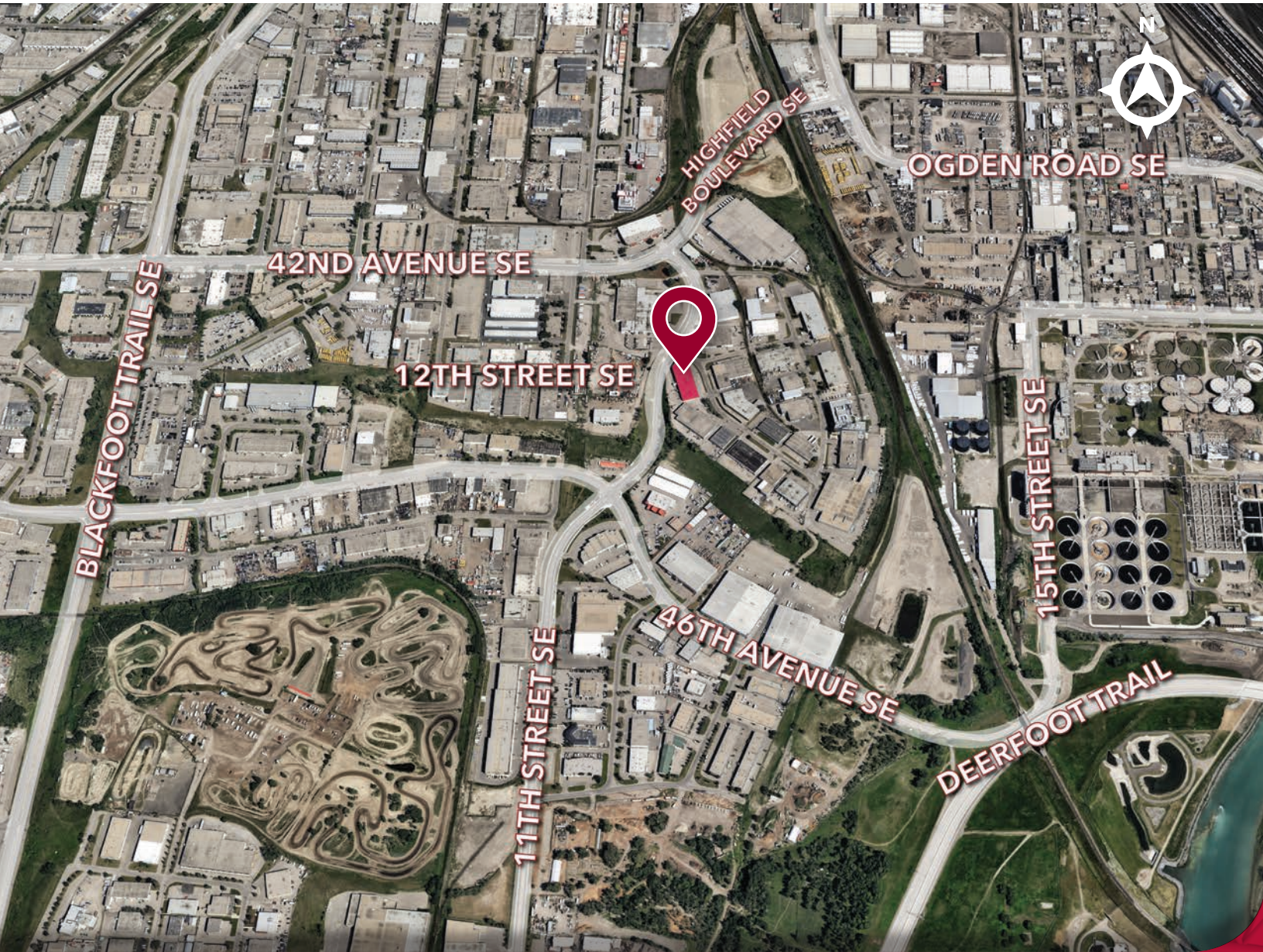
LEASED & FOR SALE



 AVAILABLE BAYS
 CONDITIONAL BAYS
 LEASED & FOR SALE



LOCATION



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