# **INDUSTRIAL CONDOS FOR SALE**



HASTINGS 1301------

### 1301-1313 Hastings Crescent SE | Calgary, AB



Dock & Drive-ir
Loading



Central Market Condos



Owner-User & Investment Opportunities

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### **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 F	OOTAGE (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.

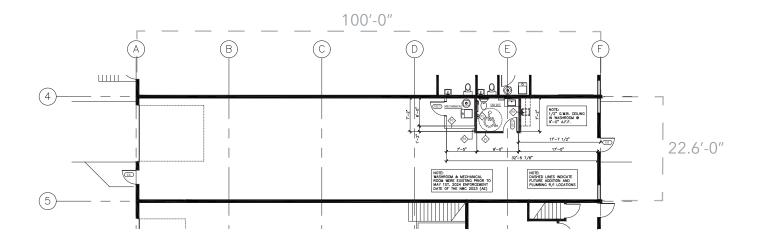


### **1311 |** 2,256 sq. ft.

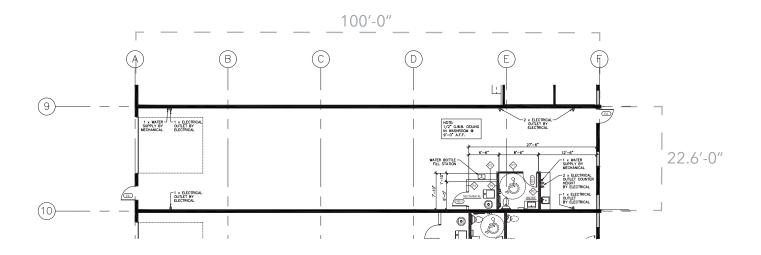


### **VACANT BAYS**

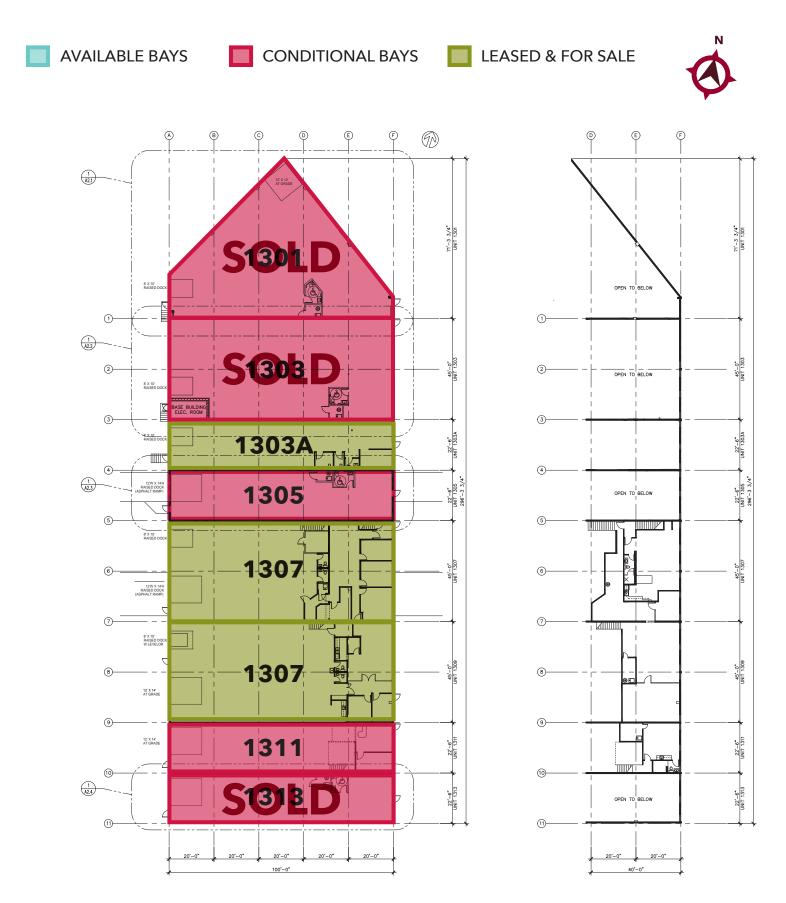
1305 | 2,221 sq. ft. | Renovations underway

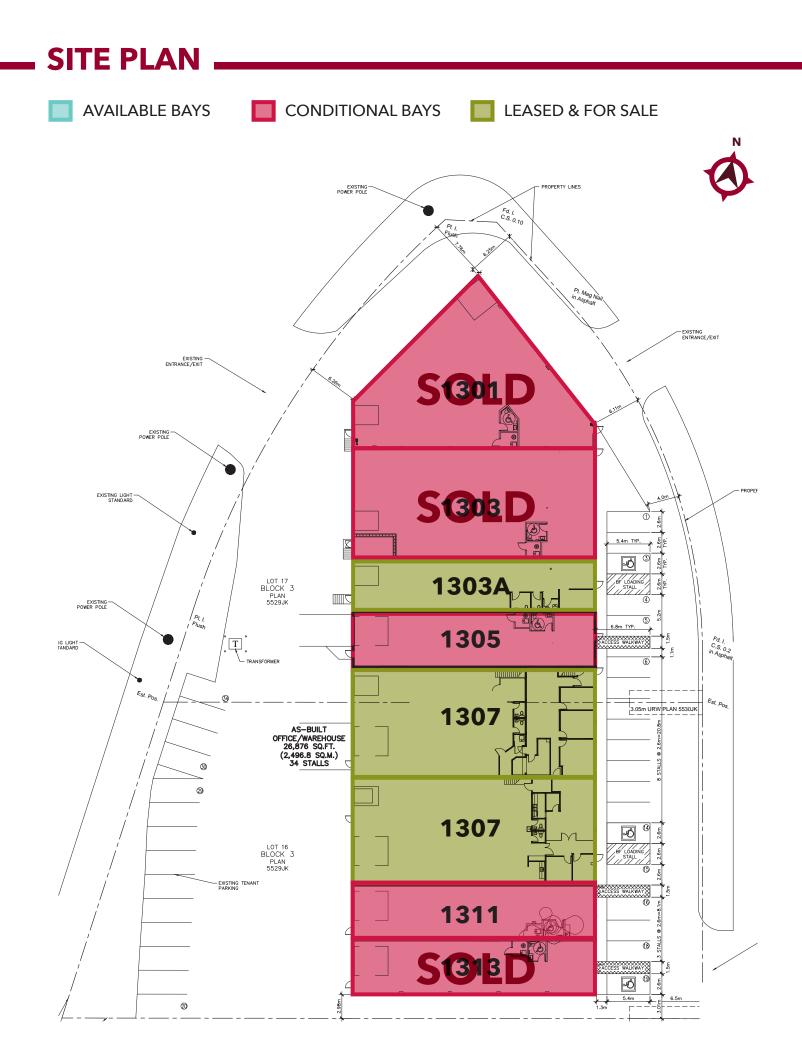


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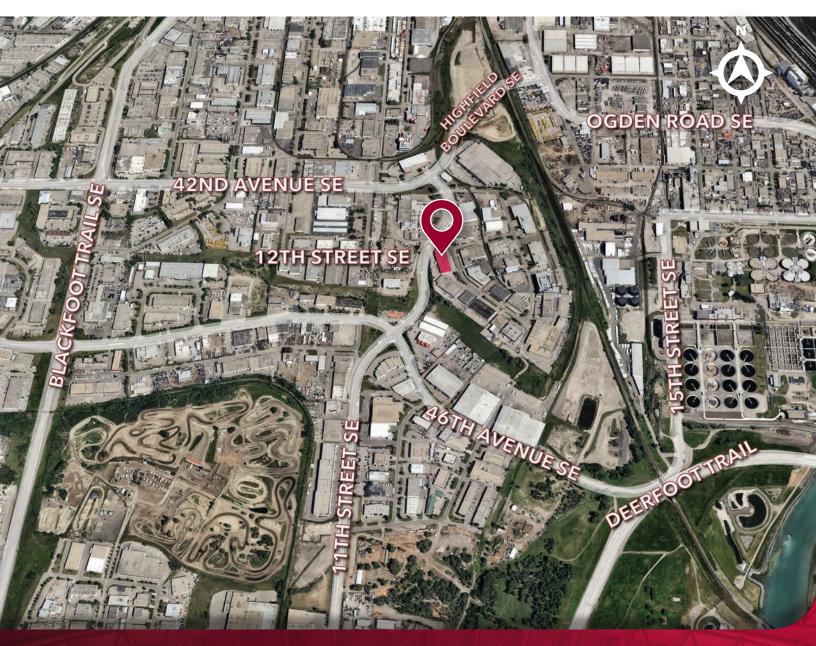


### FLOOR PLAN \_





### LOCATION



### **CONTACT US**



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