

# INDUSTRIAL CONDOS FOR SALE

MULTIPLE UNIT SIZES AVAILABLE

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

HASTINGS  
1301



 Dock & Drive-in  
Loading

 Central Market  
Condos

 Owner-User &  
Investment Opportunities

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# BUILDING DETAILS

## BAY SIZES:

### 1303A:

Office: 485 sq. ft.

Warehouse: 1,772 sq. ft.

Total: 2,257 sq. ft.

### 1307:

Office: 1,515 sq. ft.

Warehouse: 2,995 sq. ft.

Total: 4,510 sq. ft.

### 1309:

Office: 1,029 sq. ft.

Warehouse: 3,485 sq. ft.

Total: 4,514 sq. ft.

## PROPERTY TAXES:

1303A: \$11,820.18 per annum | \$5.24 per sq. ft. (for 2025)

1307: \$20,595.28 per annum | \$4.57 per sq. ft. (for 2025)

1309: \$20,704.43 per annum | \$4.59 per sq. ft. (for 2025)

## CONDO FEES:

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

## ZONING:

I-G (Industrial General)

## CEILING HEIGHT:

16' clear

## ELECTRICAL:

225 amps, 120/208 volts, 3 phase service 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



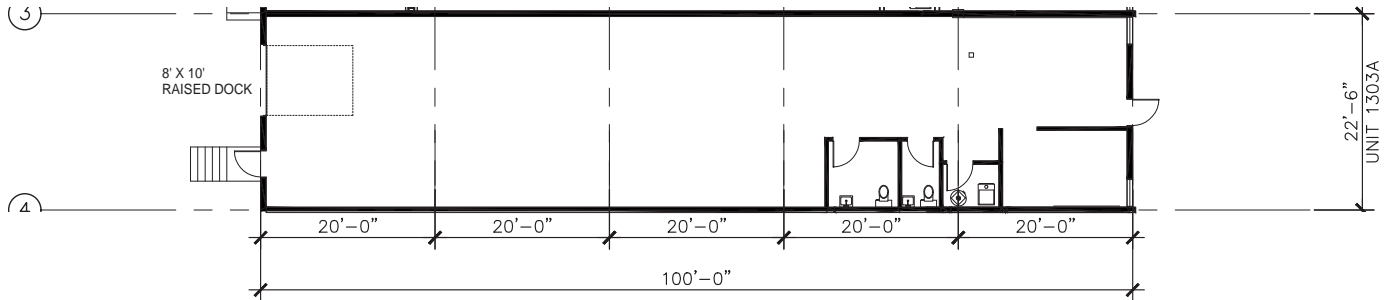
## COMPLETED: IMPROVEMENTS

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

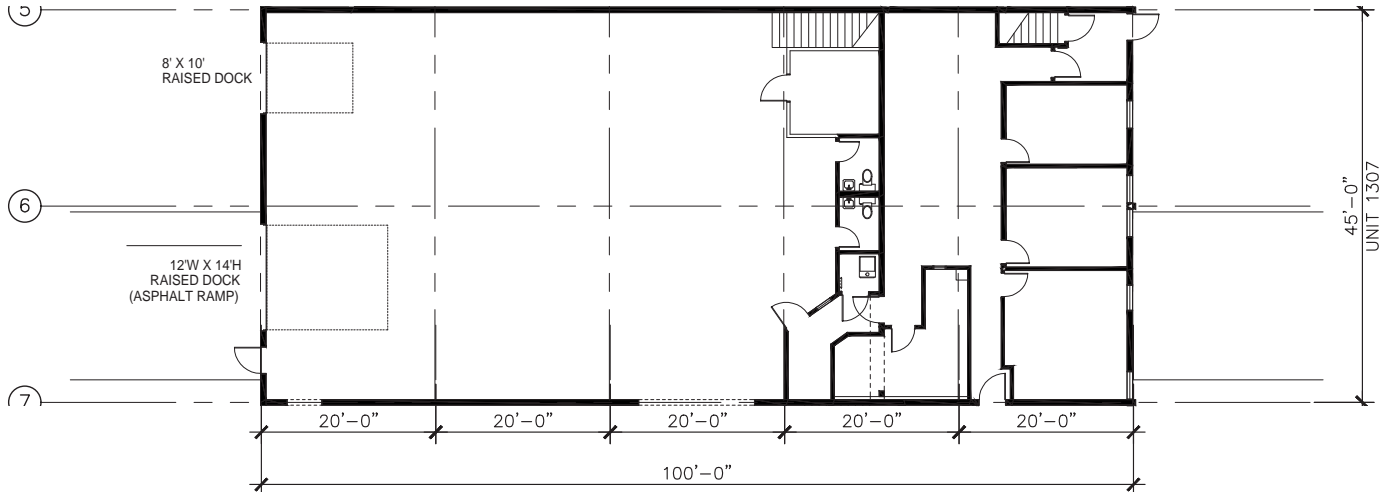
BAY	LOADING	SQUARE FOOTAGE (SF)	AVAILABILITY	SALE PRICE
1303A	1 DK 8'x10'	Total: 2,257	May 2026	\$620,675 (\$275 per sq. ft.)
1307	1 DK 8'x10' 1 RAMPED DI 12'x14'	Total: 4,510	Nov 2025	\$1,240,250 (\$275 per sq. ft.)
1309	1 DI 12'x14' 1 DK WITH LEVELER 8'x10'	Total: <b>SOLD</b> 4,514	Nov 2025	\$1,241,350 (\$275 per sq. ft.)

# FLOOR PLANS

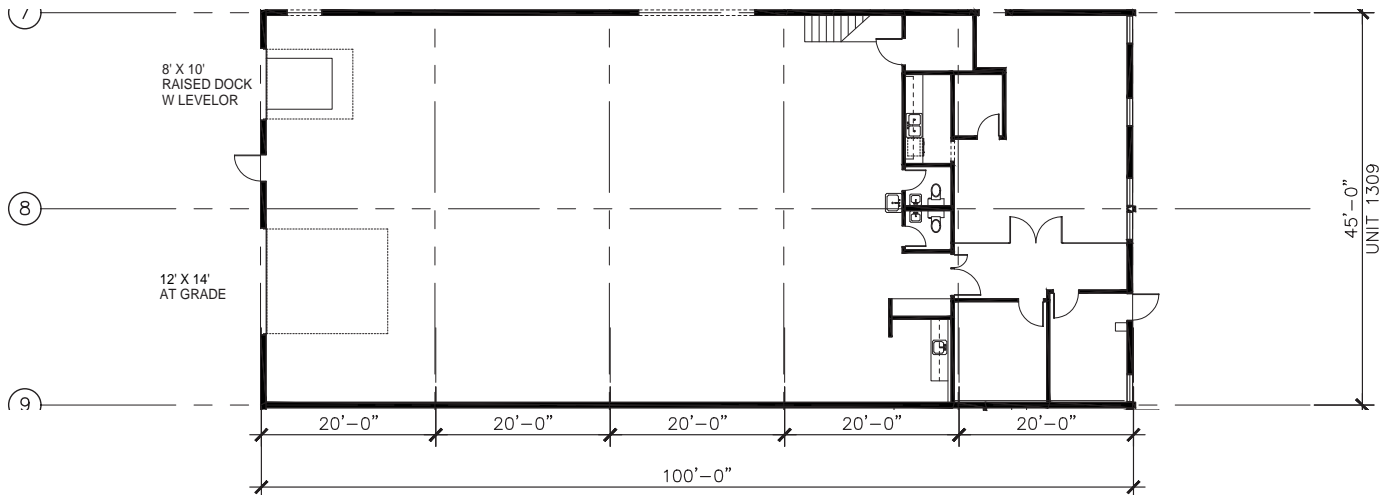
## 1303A



## 1307



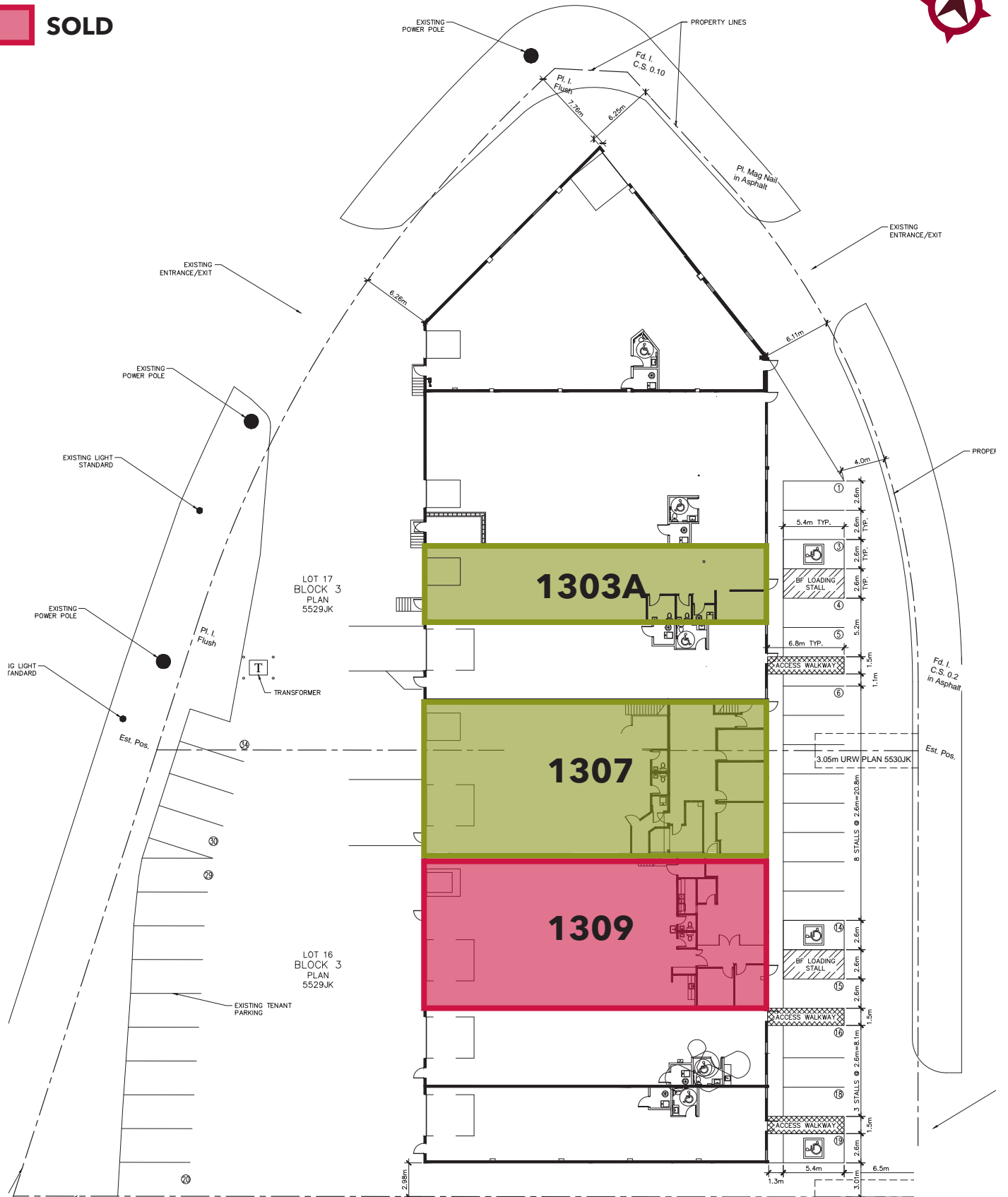
## 1309



# SITE PLAN

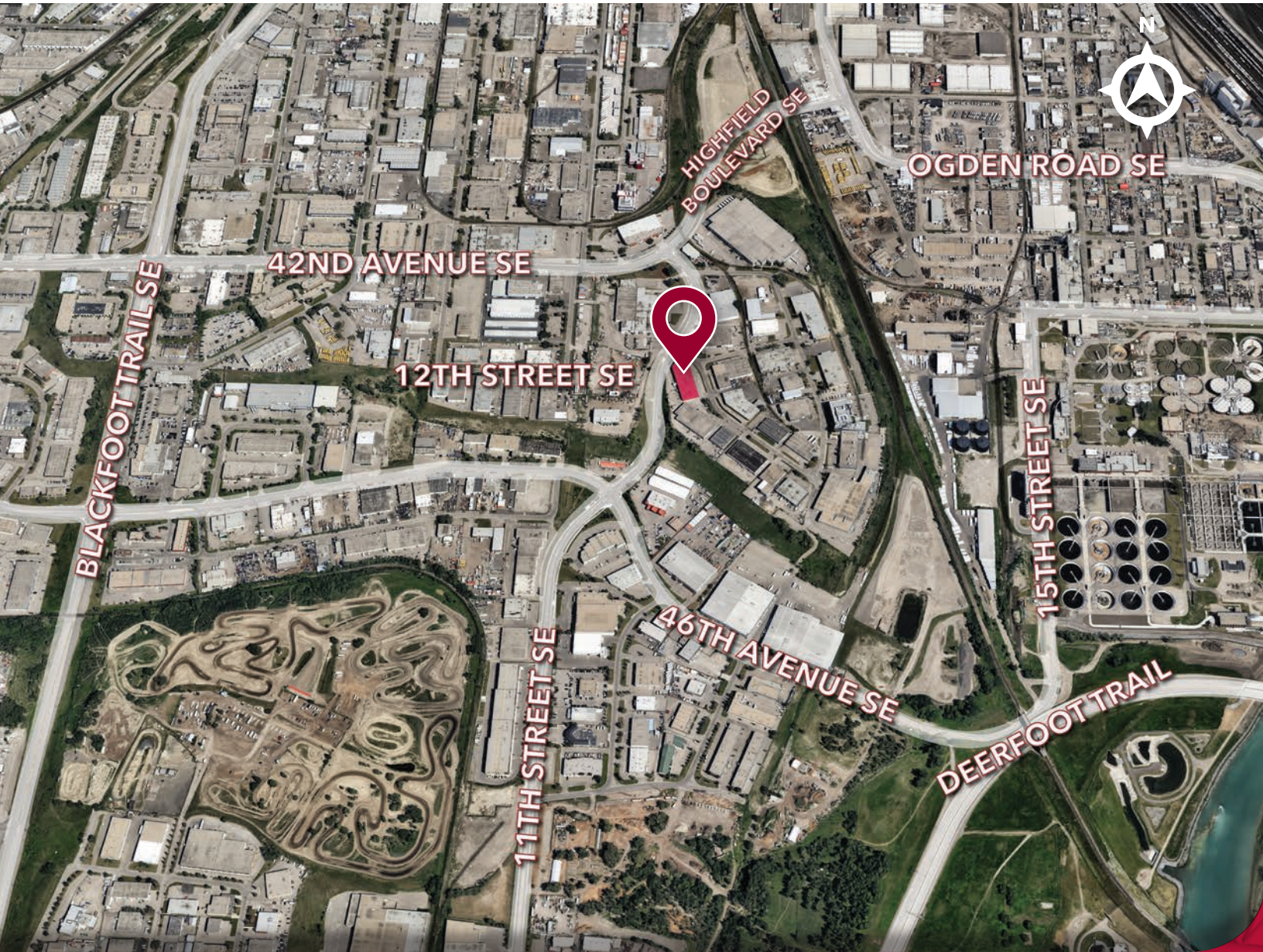
 AVAILABLE

 SOLD





# LOCATION



## CONTACT US



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