

INDUSTRIAL CONDOS FOR SALE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

1303A Hastings Crescent SE | 2,257 sq. ft.
1307 Hastings Crescent SE | 9,022 sq. ft.
Calgary, AB

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

BAY SIZES:

1303A:

Office: 485 sq. ft.

Warehouse: 1,772 sq. ft.

Total: 2,257 sq. ft.

1307:

Office: 2,543 sq. ft.

Warehouse: 6,479 sq. ft.

Total: 9,022 sq. ft.

PROPERTY TAXES:

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

1307: \$41,299.71 per annum | \$4.58 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:

1303A: 100 amps, 120/208 volts, 3 phase service

1307: 200 amps, 120/208 volts, 3 phase service

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

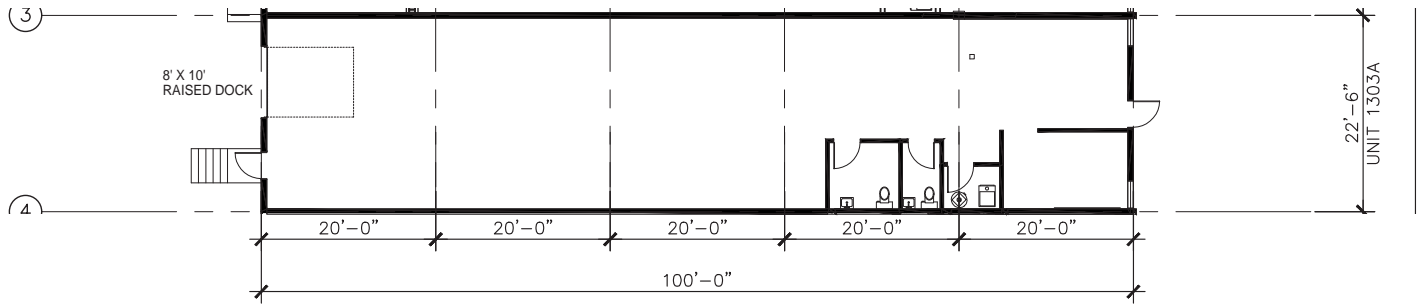
- » Roof Upgrades
- » Interior & Exterior Painting
- » New Exterior Cladding
- » Upgraded Mechanical
- » New Electrical Transformer
- » Upgraded Electrical Panels
- » Fiber Optic Service

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' 1 DK WITH LEVELER 8'x10' 1 DI 12'x14'	Total:	9,022	Nov 2025	\$2,481,050 (\$275 per sq. ft.)

FLOOR PLAN



1303A



1307

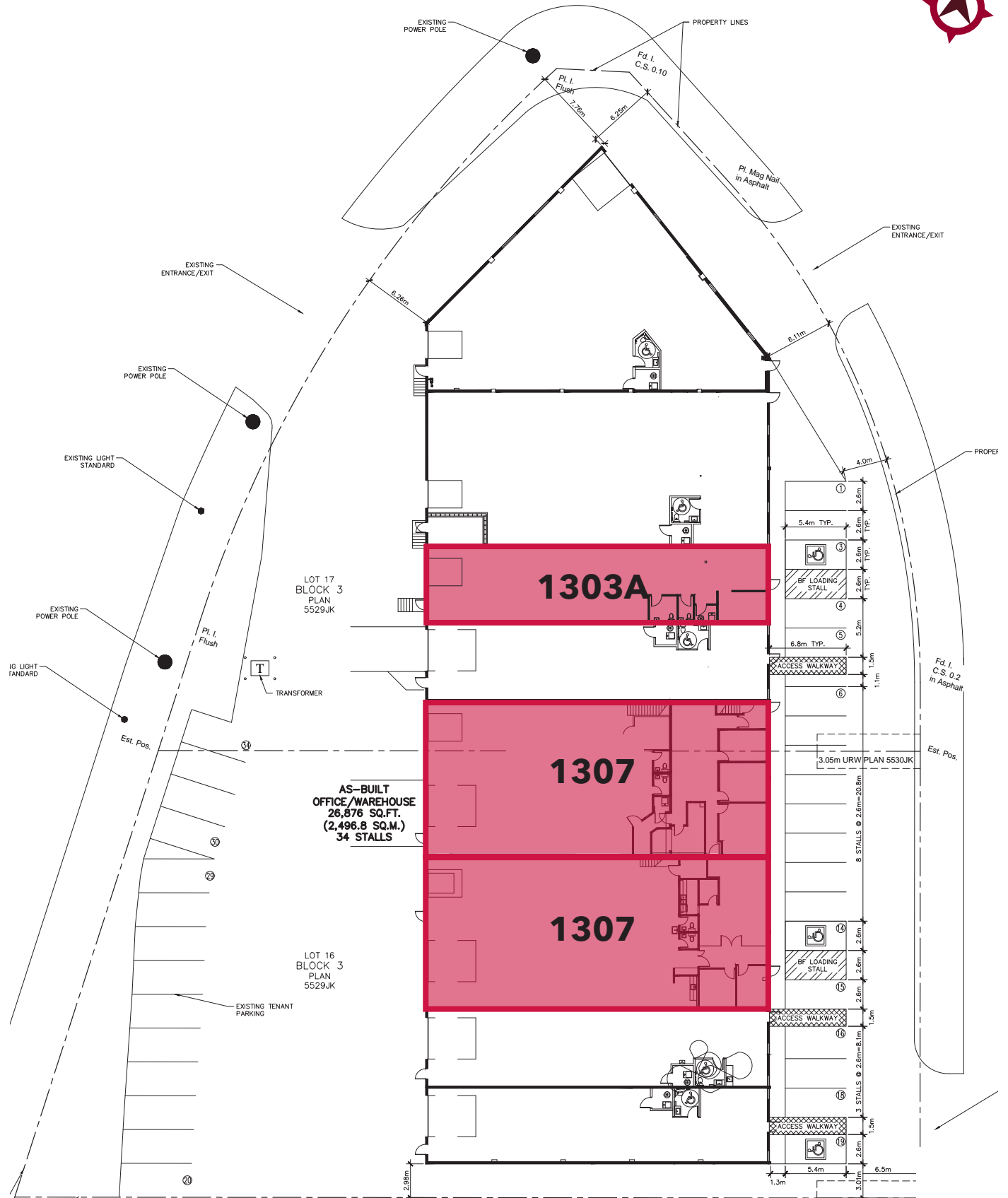


1307

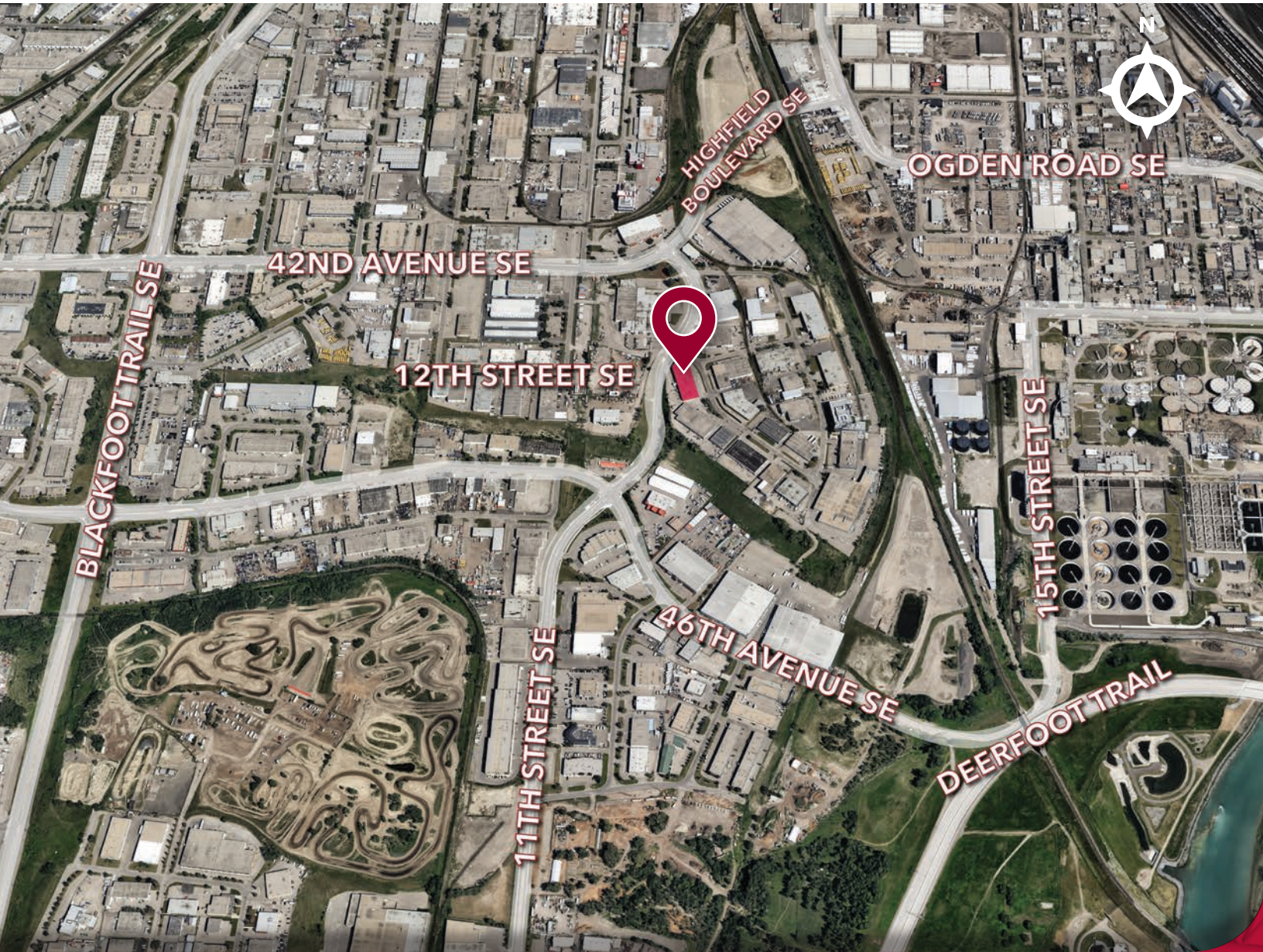


1307





LOCATION



CONTACT US



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