

FOR SALE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1307 Hastings Crescent SE, Calgary, AB
4,510 sq. ft. Newly Renovated Industrial Condo

HASTINGS
1301



 **Dock & Drive-in Loading**

 **Central Market Condo**

 **Owner-User Opportunity**

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117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | lee-associates.com/calgary

BUILDING DETAILS

UNIT SIZES:

Office: 1,515 sq. ft.
Warehouse: 2,995 sq. ft.
Total: 4,510 sq. ft.

Bonus Storage Mezzanine: 1,409 sq. ft.

PROPERTY TAXES:

\$27,021.53 per annum
\$5.99 per sq. ft. (for 2026)

CONDO FEES:

\$3.87 per sq. ft. per annum (for 2026)

AVAILABILITY:

Immediately

ZONING:

I-G (Industrial General)

CEILING HEIGHT:

16' clear

ELECTRICAL:

200 amp, 120/208 volt, 3 phase

LOADING:

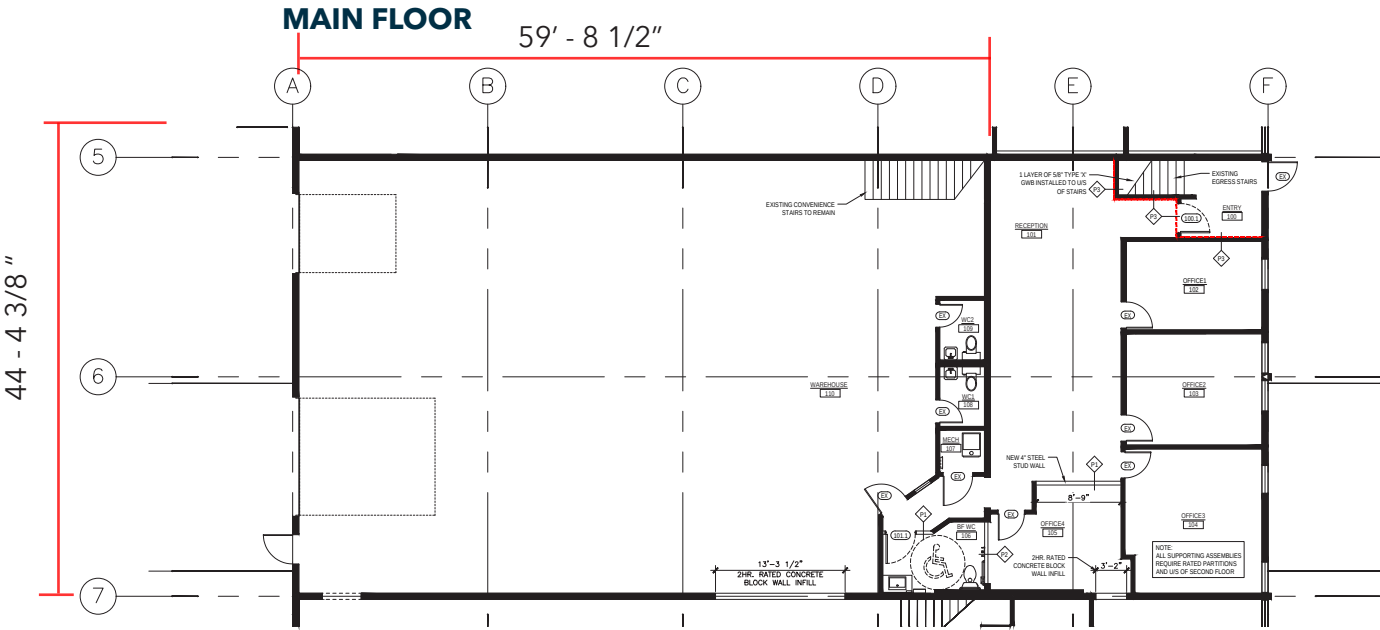
1 - 8' H x 10' W dock door
1 - 12' H x 14' W ramped drive-in

COMMENTS:

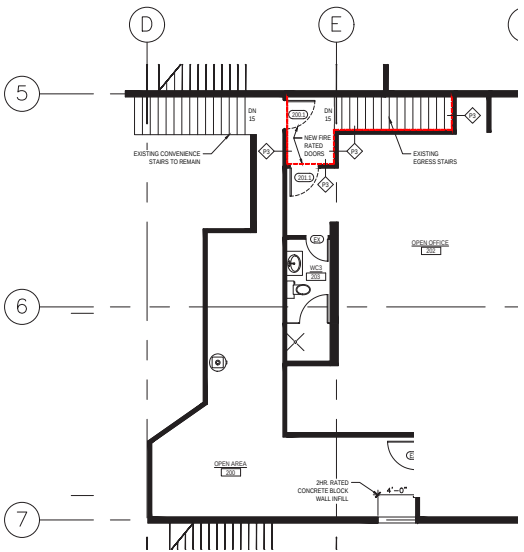
- » Roof Upgrades
- » Interior & Exterior Painting
- » New Exterior Cladding
- » Upgraded Mechanical
- » New Electrical Transformer
- » Upgraded Electrical Panels
- » Fiber Optic Service
- » Located in Highfield Industrial
- » Rear loading
- » High-exposure location just off 42nd Avenue SE, backing onto 12th Street SE



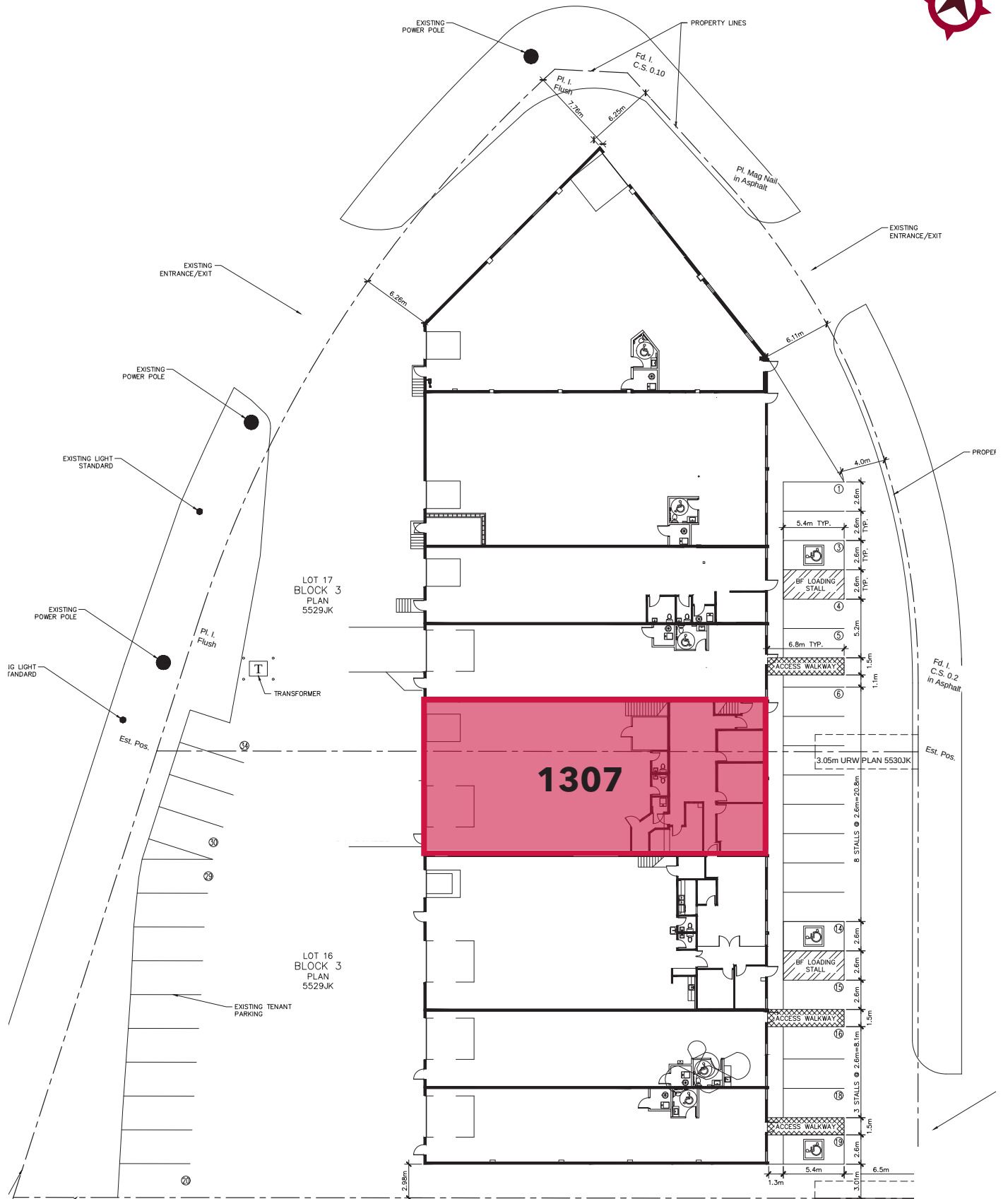
FLOOR PLAN | 1307



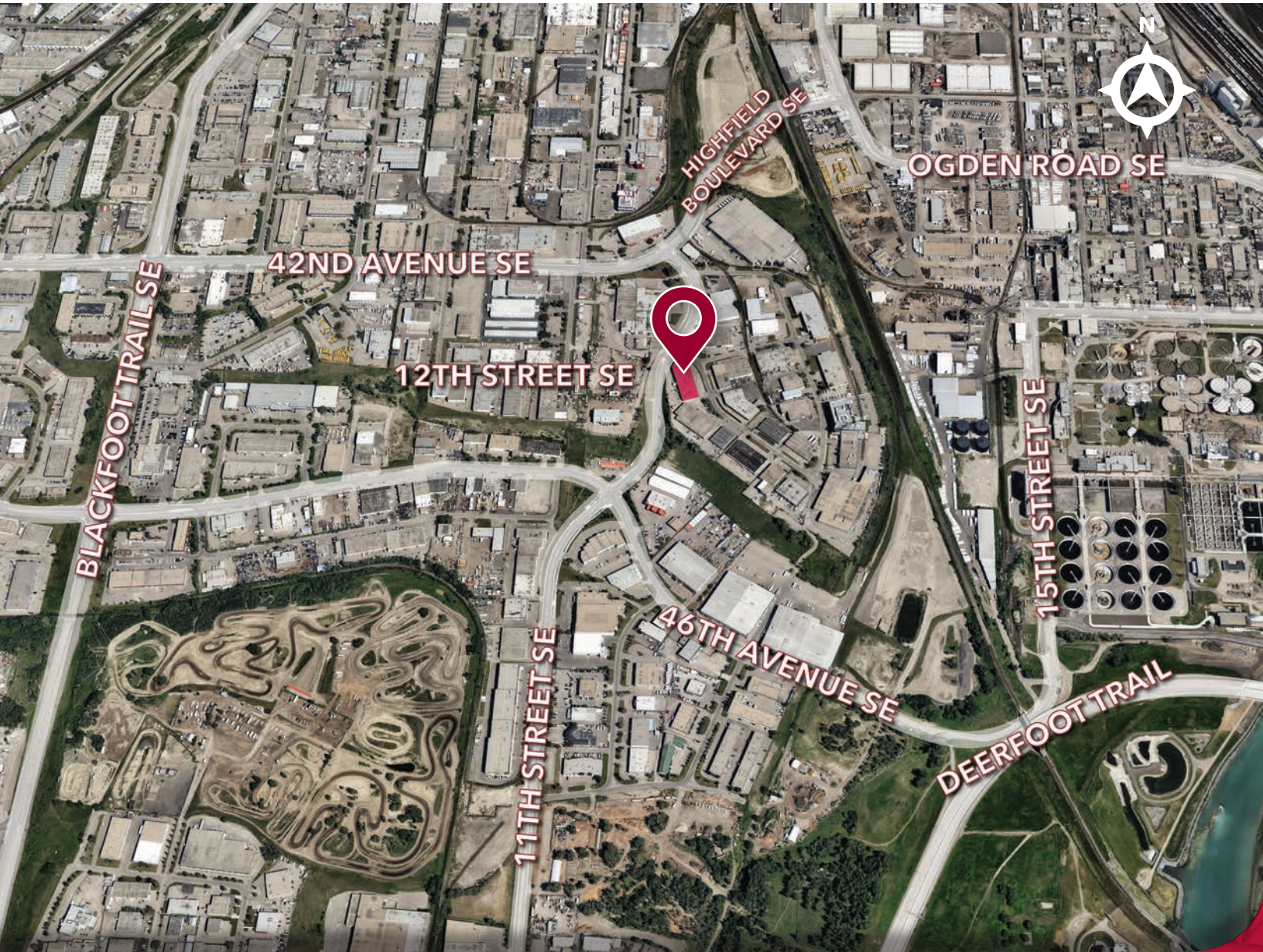
BONUS MEZZ



SITE PLAN



LOCATION



CONTACT US



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