FOR SALE & LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

HASTINGS 1301

1307 Hastings Crescent SE, Calgary, AB

4,510 sq. ft. Newly Renovated Industrial Condo



Dock & Drive-in Loading

Central Market Condo

Newly Renovated

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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.

SALE PRICE:
$1,330,450.00
($295.00 PSF)

ASKING LEASE RATE:
$18.95 per sq. ft. per annum

OPERATING COSTS:
$9.99 per sq. ft. per annum (for 2026)

PROPERTY TAXES:
$27,021.53 per annum
$5.99 per sq. ft. (for 2026)

CONDO FEES:
$17,453.70 for 2026
($1,454.48 per month)

AVAILABILITY:
Immediately

ZONING:
I-G (Industrial General)

CEILING HEIGHT:
16' clear

ELECTRICAL:
225 amp, 120/208 volt, 3 phase

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



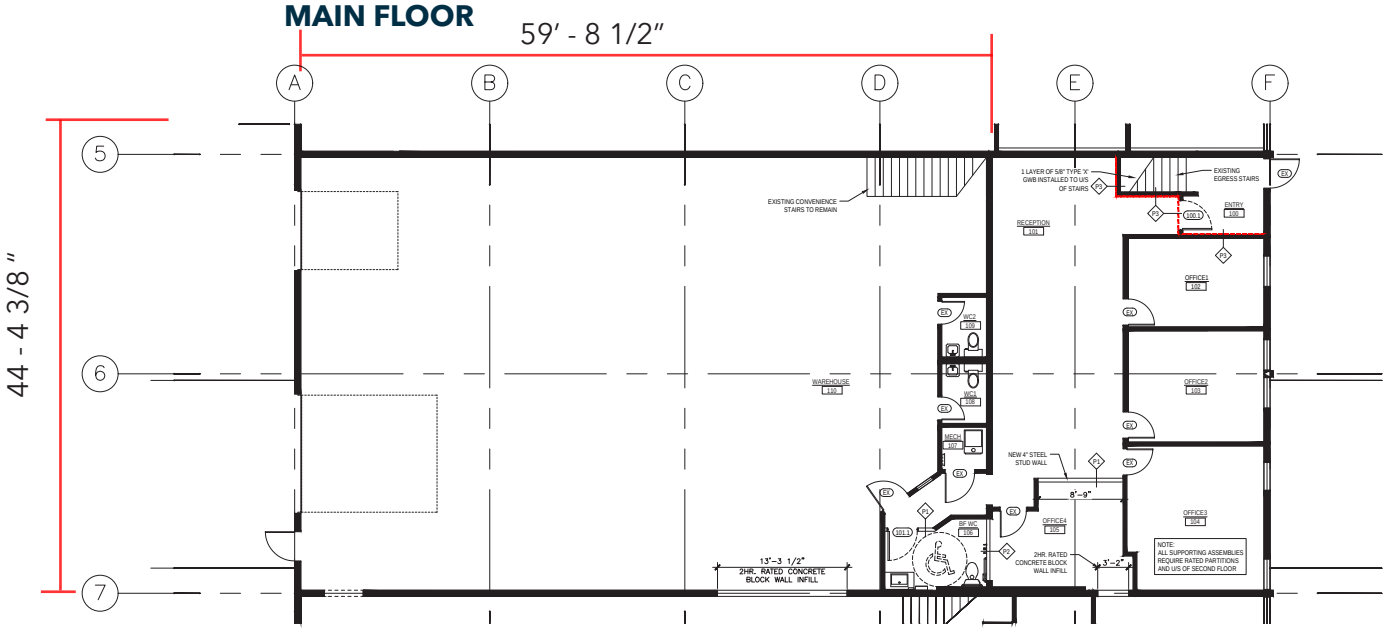




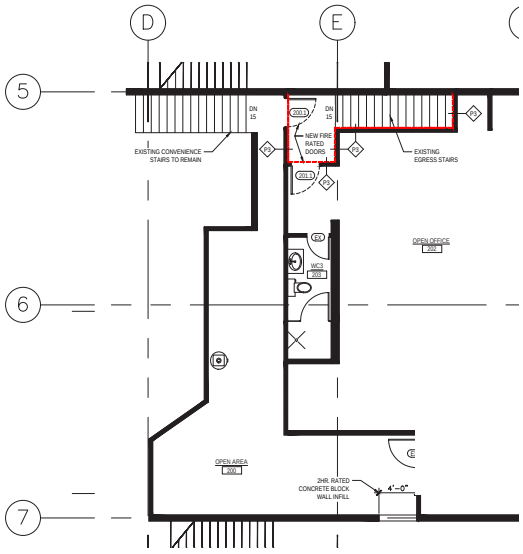


FLOOR PLAN | 1307

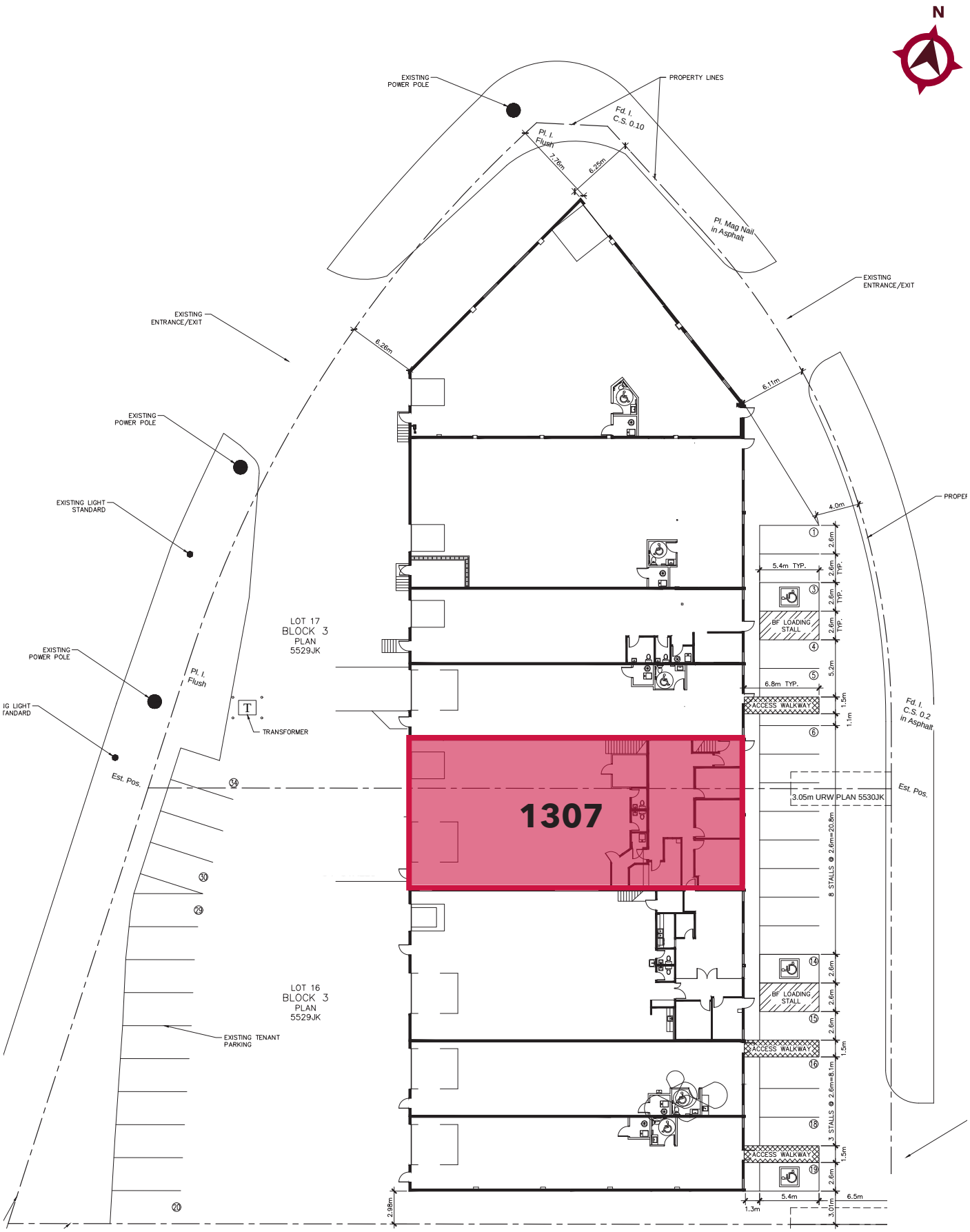
MAIN FLOOR



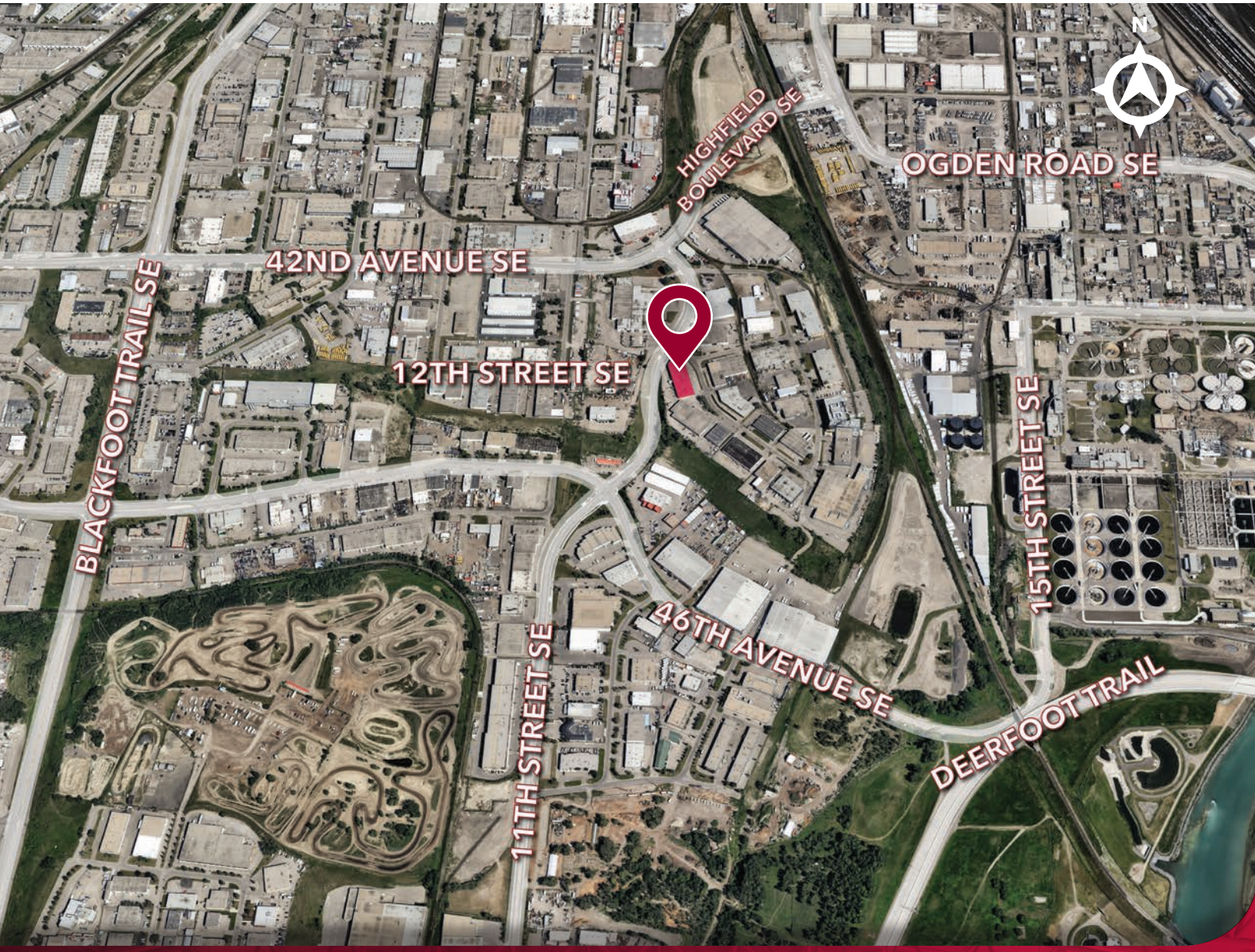
BONUS MEZZ



SITE PLAN


N
EXISTING POWER POLE
PROPERTY LINES
Fd. I. C.S. 0.10
Pl. I. Flush
7.76m
6.25m
Pl. Mag Nail in Asphalt
EXISTING ENTRANCE/EXIT
EXISTING ENTRANCE/EXIT
9.26m
6.11m
EXISTING POWER POLE
EXISTING LIGHT STANDARD
EXISTING POWER POLE
IG LIGHT TANDARD
Pl. I. Flush
TRANSFORMER
LOT 17 BLOCK 3 PLAN 5529JK
1307
Est. Pos.
Est. Pos.
3.05m URW PLAN 5530JK
4.0m
5.4m TYP.
BF LOADING STALL
6.8m TYP.
ACCESS WALKWAY
Fd. I. C.S. 0.2 in Asphalt
8 STALLS @ 2.6m=20.8m
LOT 16 BLOCK 3 PLAN 5529JK
EXISTING TENANT PARKING
3 STALLS @ 2.6m=8.1m
2.98m
5.4m
6.5m
1.3m
3.01m

LOCATION



CONTACT US

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