

FOR SALE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

3610 - 50th Avenue SE, Unit 39, Calgary, AB
1,863 sq. ft. Industrial Condo



Quality
Office Buildout



Drive-in Loading with
Small Warehouse Portion



Located in Eastfield
Industrial Park

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PROPERTY DETAILS

DISTRICT:

Eastfield Industrial Park

LEGAL DESCRIPTION:

Condominium Plan 0010624 , Unit 10

ZONING:

I-G (Industrial General)

AVAILABLE AREA:

Main Floor: 1,184 sq. ft.

Second Floor Office: 679 sq. ft.

Total: 1,863 sq. ft.

SALE PRICE:

\$470,000.00 (\$252 per sq. ft.)

PROPERTY TAXES:

\$5,500.00 per annum (for 2024)

CONDO FEES:

\$317.00 per month

AVAILABLE:

Negotiable

YEAR BUILT:

2000

HEATING/HVAC:

Radiant heating in warehouse

CEILING HEIGHT:

19' clear

LOADING:

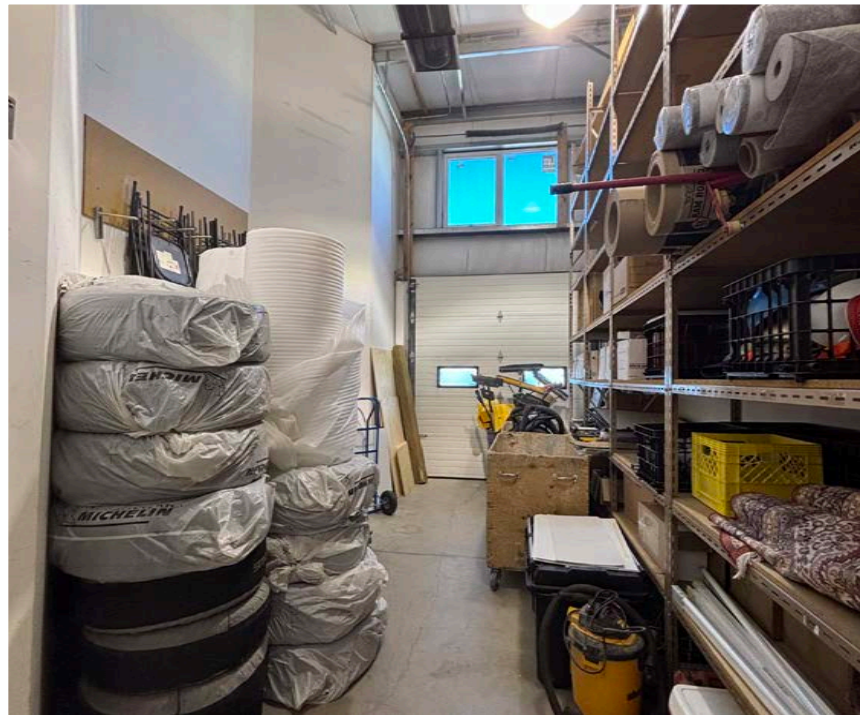
1 - 8' x 10' drive-in door

POWER:

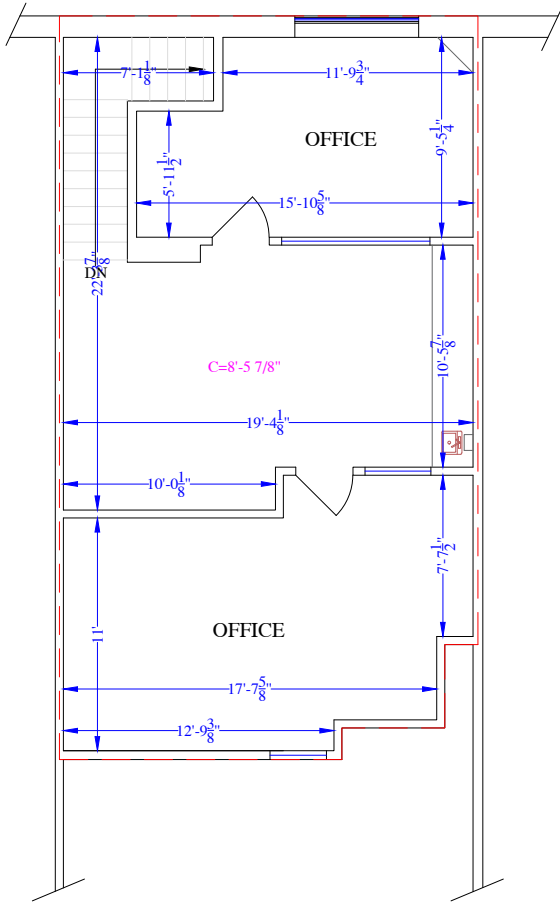
225 amps, 120/208 volt, 3 phase

COMMENTS:

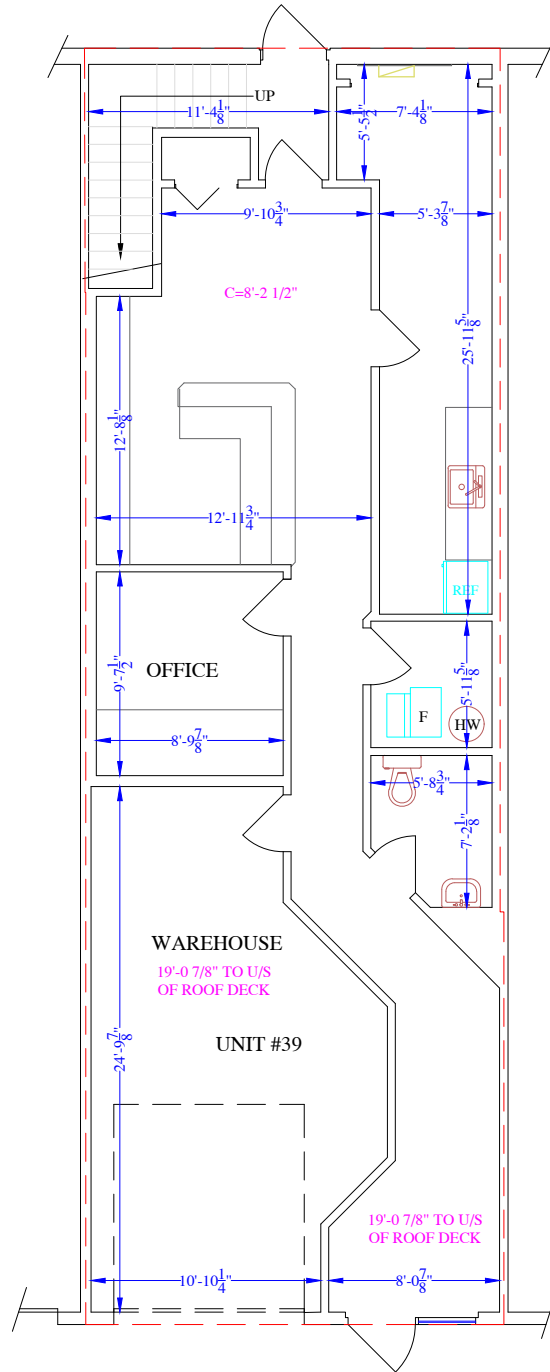
- » Industrial /Flex condo bay
- » Fully built out office over two levels with small portion of warehouse
- » Furniture negotiable
- » Warehouse racking to remain
- » Located in Eastfield Industrial Park with quick access to Peigan Trail, Barlow Trail & 52nd Street SE



FLOOR PLAN

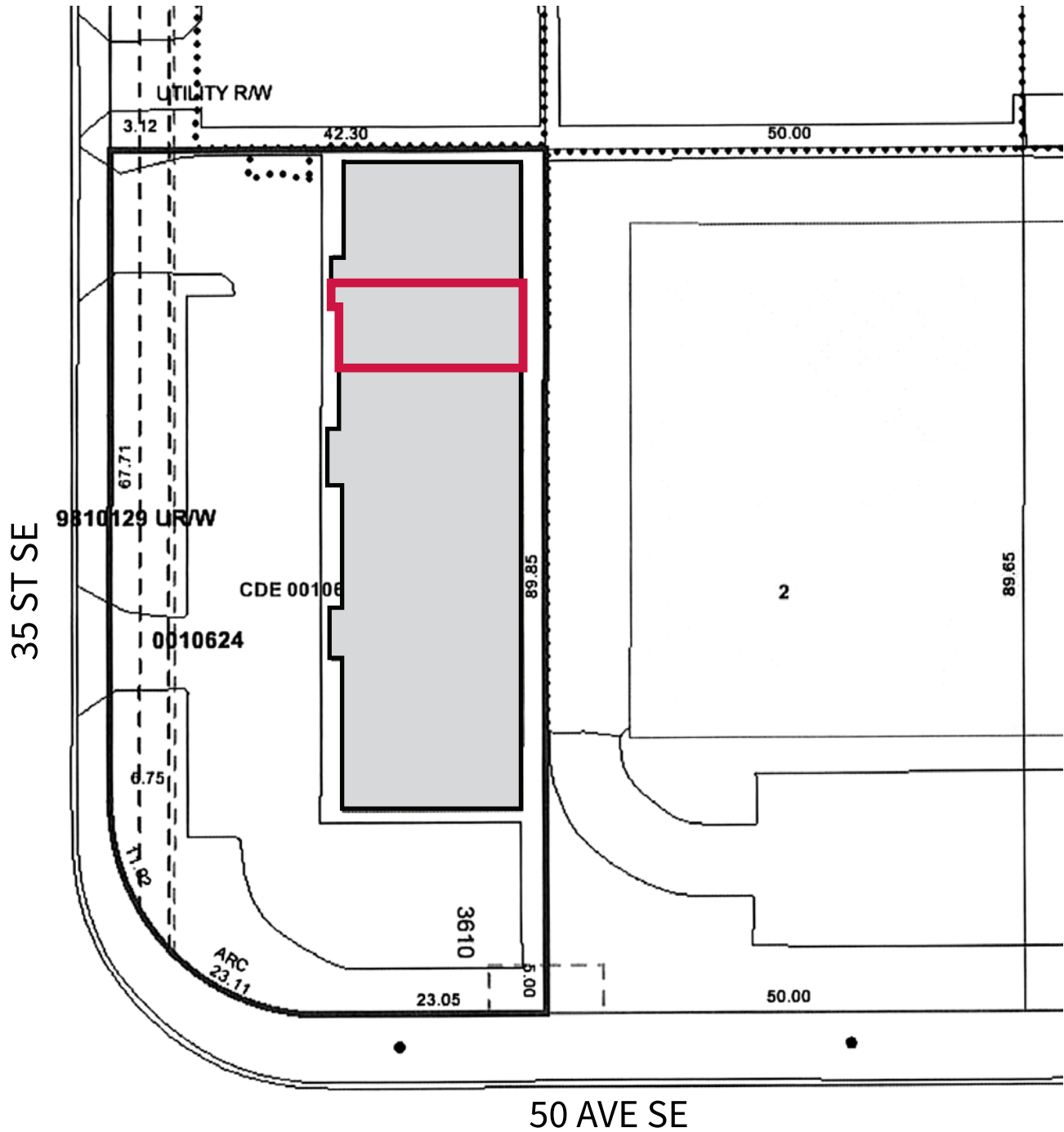


SECOND FLOOR



MAIN FLOOR

SITE PLAN



LOCATION



CONTACT US



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