

# FOR SALE



**7070B Farrell Road SE, Calgary, AB**  
**2,800 sq. ft. Flex/Industrial Condo**



**Quality Modern  
Office Buildout**



**Dock Loading with  
Small Warehouse Portion**



**Located in  
Fairview Industrial Park**

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# PROPERTY DETAILS

## DISTRICT:

Fairview Industrial Park

## LEGAL DESCRIPTION:

Condominium Plan 0413372, Unit 7

## ZONING:

DC 1Z2005

I-2 guidelines with additional discretionary uses of Retail and Consumer Service and Health Care Service

## AVAILABLE AREA:

Showroom/Office: +/- 2,275 sq. ft.

Warehouse: +/- 525 sq. ft.

Total: 2,800 sq. ft.

## SALE PRICE:

\$784,000.00 (\$280 per sq. ft.)

## PROPERTY TAXES:

\$12,540.00 per annum (for 2025)

## CONDO FEES:

\$1,008.32 per month

## AVAILABLE:

Negotiable

## YEAR BUILT:

1968

## CEILING HEIGHT:

14' clear

## LOADING:

1 - 8' x 10' dock door

(43" from ground & 65" loading depth)

## POWER:

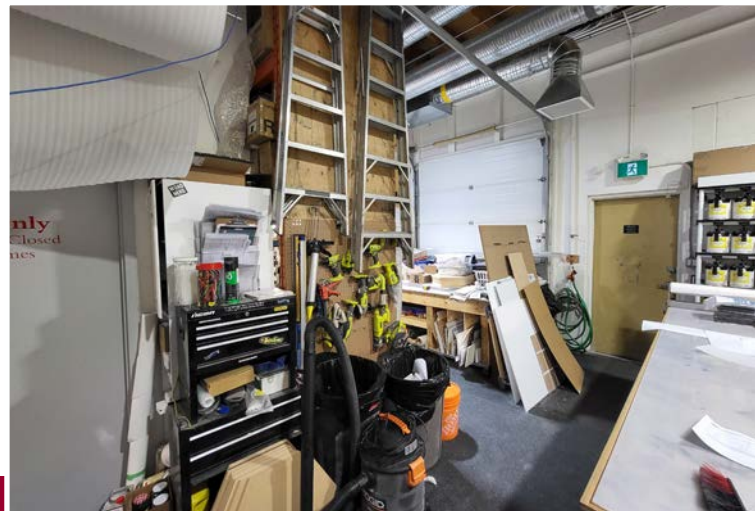
100 amps, 120/208 volt, 3 phase

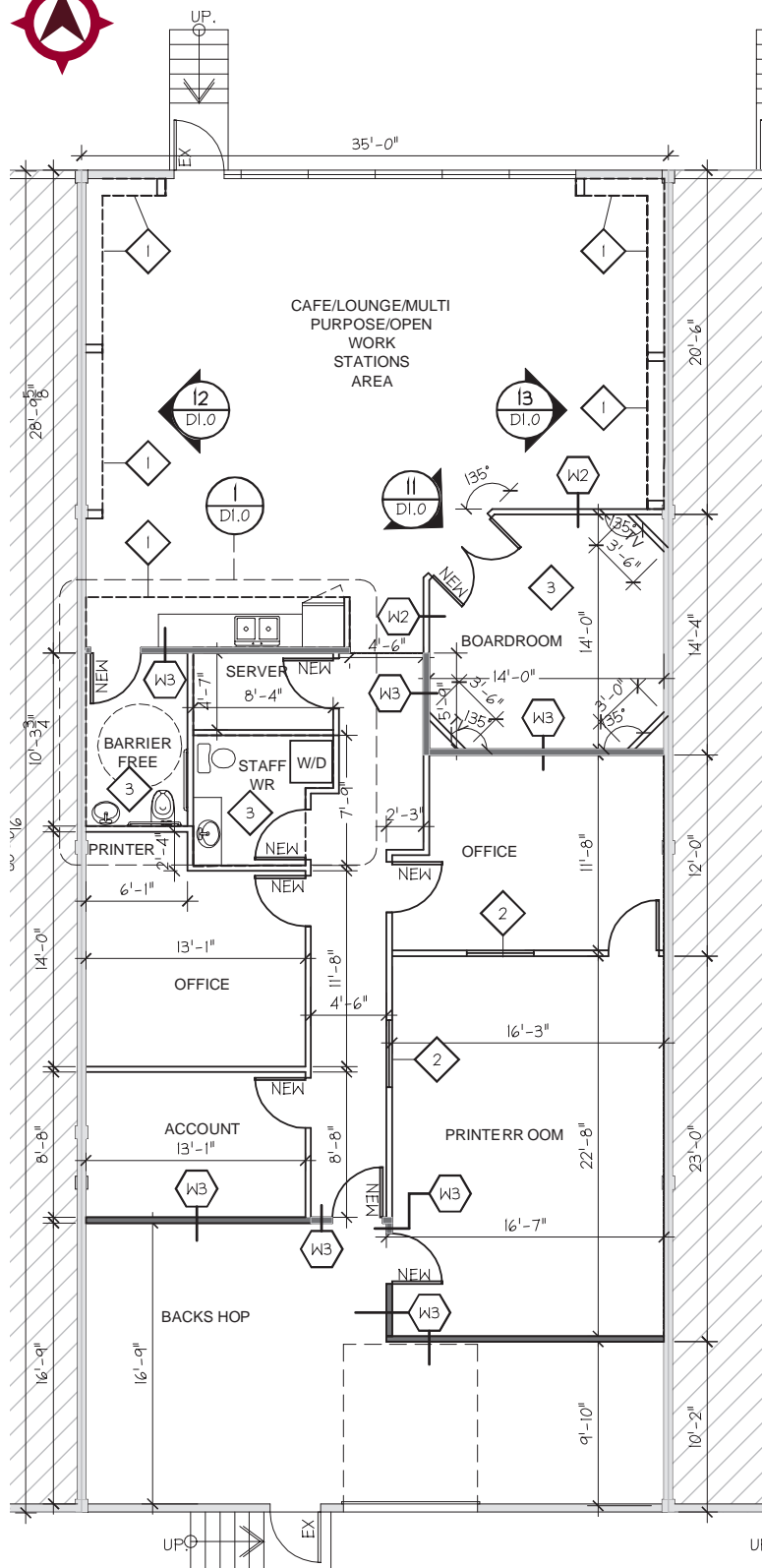
## PARKING:

- » Three (3) reserved stalls in front
- » Ample common parking at rear

## COMMENTS:

- » **Exceptional condition with interior build-out constructed in 2021**
- » **Roof replaced in 2019**
- » **Substantial exterior improvements including cladding and paint**
- » **Sought after location in Calgary's Central SE**
- » **Quick access to all quadrants and downtown Calgary with nearby major arteries of Macleod Trail, Glenmore Trail, Blackfoot Trail and Deerfoot Trail**
- » **Venting and plumbing connections in place for washer and dryer (appliances not included)**
- » **Flexible zoning**





## AMPLE COMMON SHARED PARKING



# LOCATION



## CONTACT US



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