

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

LAURAE SPINDLER

VICE PRESIDENT

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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:

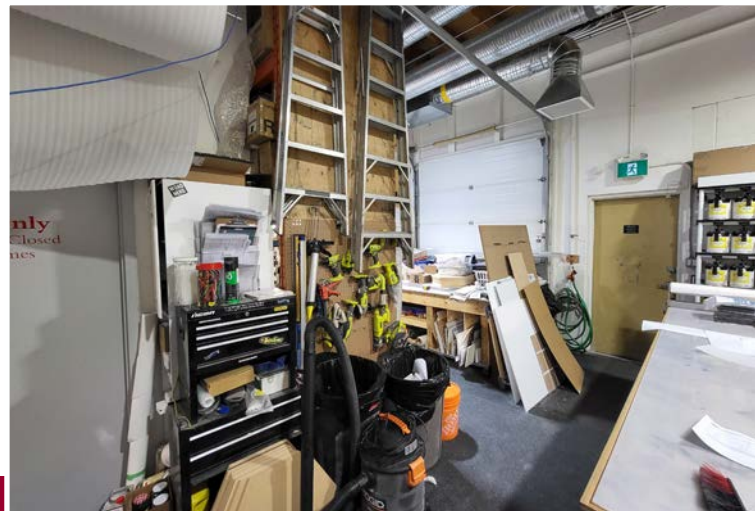
225 amps, 120/208 volt, 3 phase

PARKING:

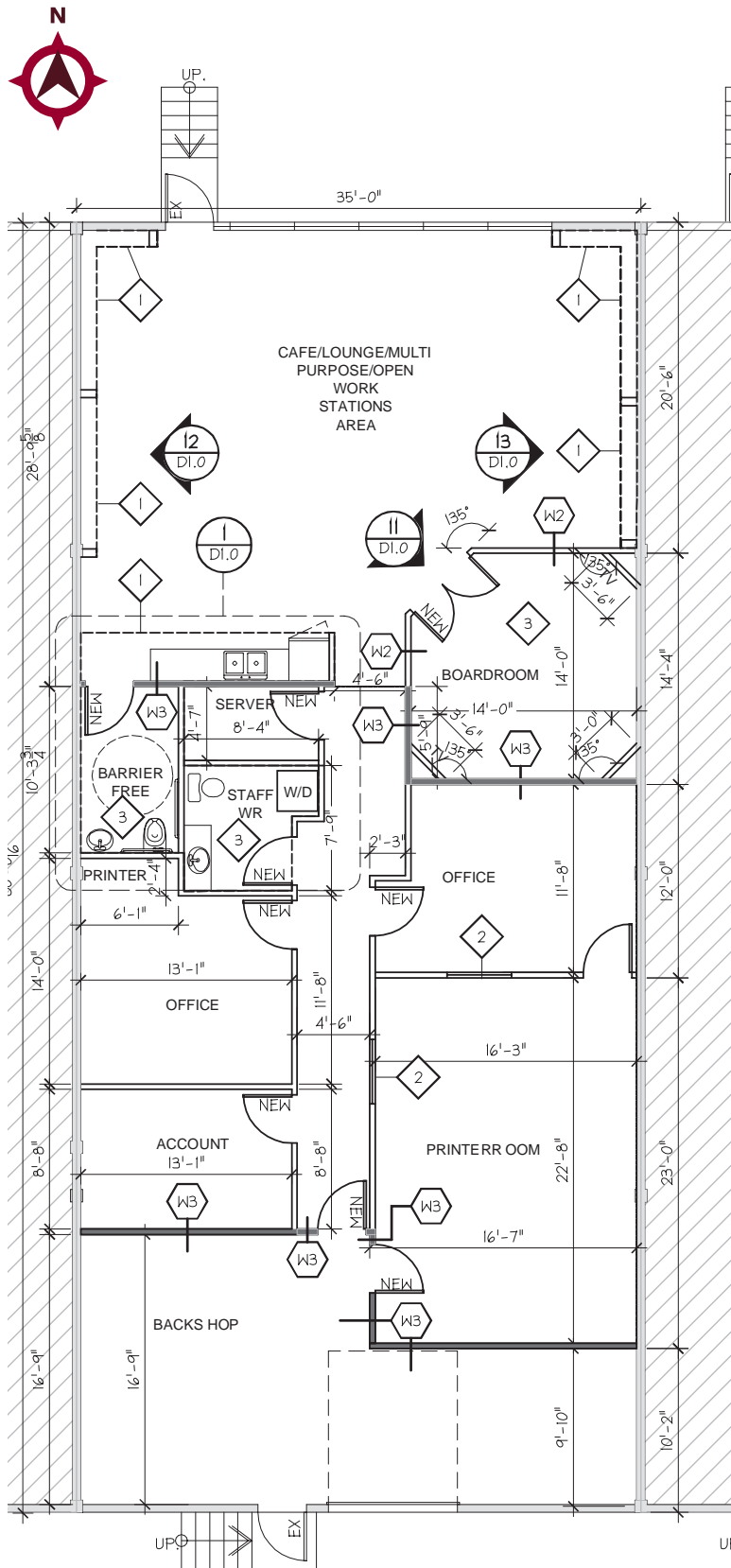
- » Three (3) reserved stalls in front
- » Ample common parking at rear

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**



FLOOR PLAN



AMPLE COMMON SHARED PARKING



LOCATION



CONTACT US



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