

# OWNER-USER OR INVESTMENT SALE OPPORTUNITY

**10672 - 46th Street SE, Unit 10, Calgary, AB**

4,208 sq. ft. Industrial Condo



Drive-in Loading



Quality Offices  
Over Two Floors



Strategically located in  
Eastlake Industrial Park

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# PROPERTY DETAILS

**DISTRICT:**

Eastlake

**LEGAL DESCRIPTION:**

Condominium Plan 0811553, Unit 5

**AVAILABLE AREA:**

Main floor office: 1,200 sq. ft.

Second floor office: 1,200 sq. ft.

Warehouse: 1,808 sq. ft.

Total: 4,208 sq. ft.

**ZONING:**

I-G (Industrial General)

**PURCHASE PRICE:**

Market

**PROPERTY TAXES:**

\$16,000.36 annum (for 2025)

**AVAILABLE:**

Negotiable

**CEILING HEIGHT:**

24' clear

**LOADING:**

1 - 10' x 12' drive-in door

**POWER:**

225 amp, 347/600 volt, 3 phase service (TBV)

**LIGHTING:**

T5 fluorescent

**HEATING:**

HVAC (office)

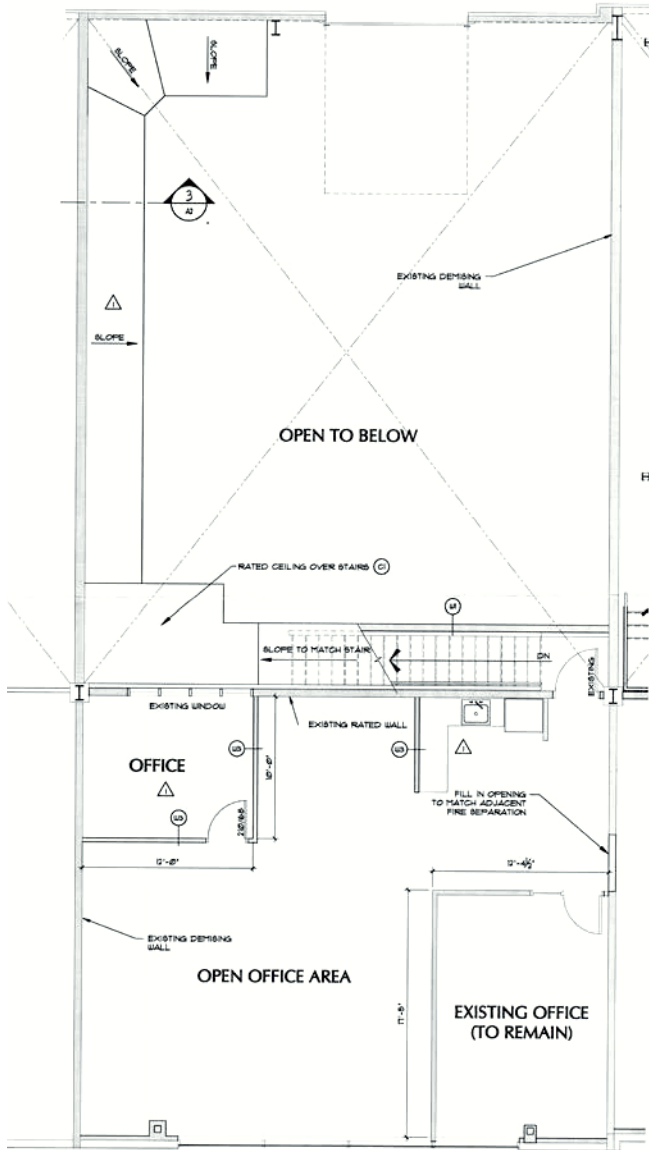
Gas fired unit heaters (warehouse)

**COMMENTS:**

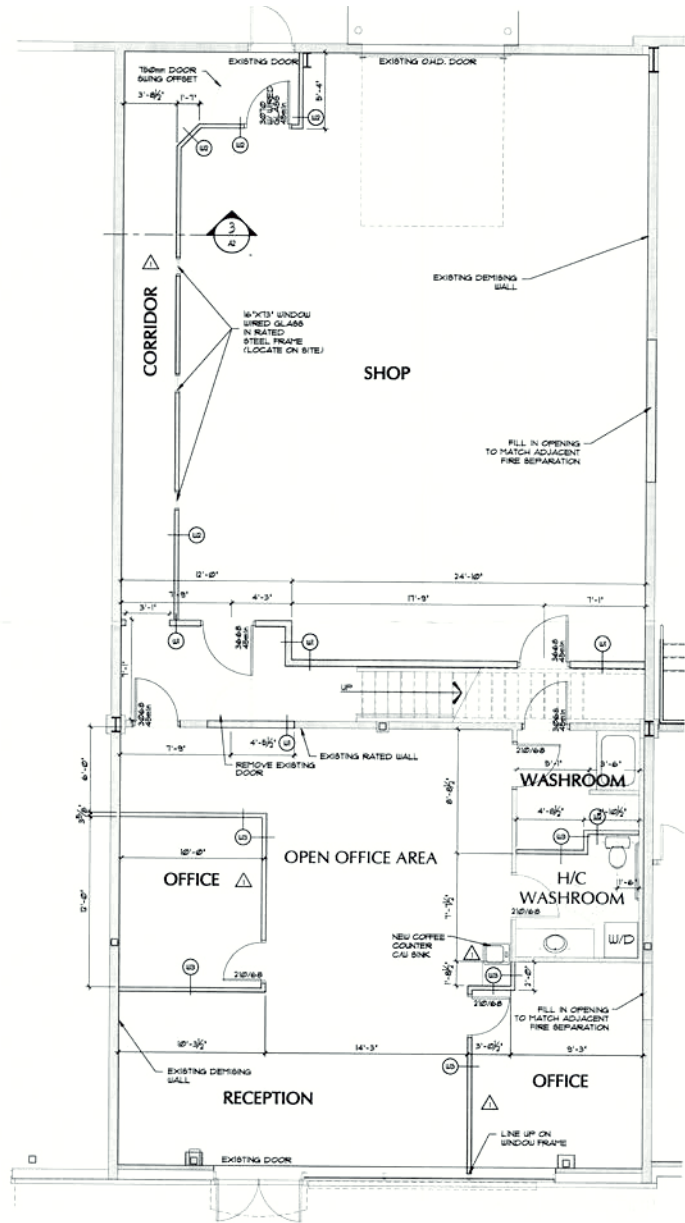
- » Mezzanine structure in warehouse can remain or be removed
- » Sprinklered
- » Full access around building with paved loading area
- » Seven parking stalls included
- » Quick access to Barlow Trail & 52nd Street SE



# FLOOR PLAN



SECOND FLOOR

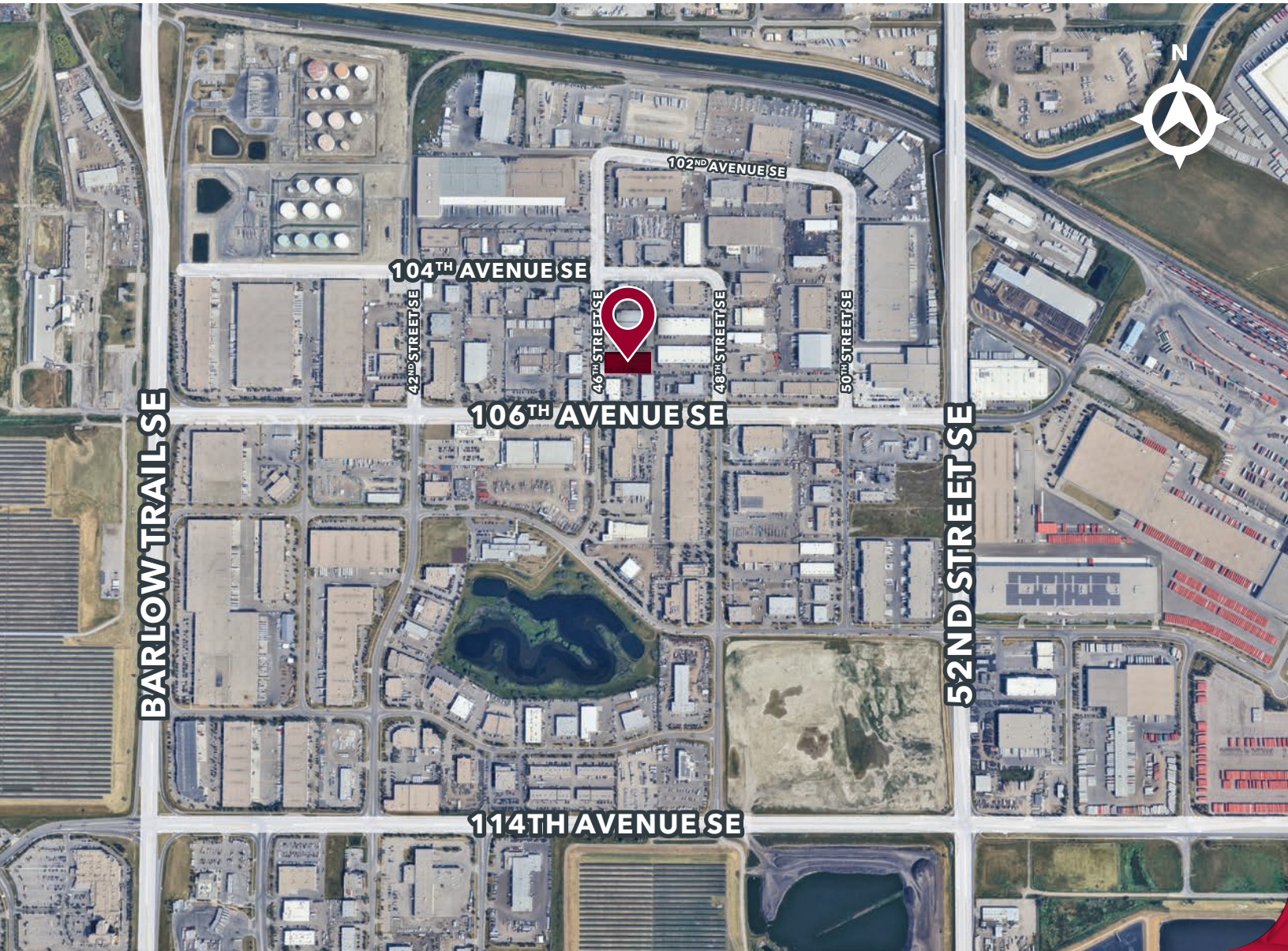


MAIN FLOOR





# LOCATION



## CONTACT US



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