

FOR SALE

8,244 SF
INDUSTRIAL CONDO BAYS



BAYS 9, 10, 11
3610 - 29 STREET NE
Calgary, AB

Julie Stefan, Associate
403-804-1399 | jstefan@royallepagecommercial.com

Royal LePage® Solutions, Brokerage
205, 264 Midpark Way SE, Calgary, AB
Independently Owned & Operated

John Hamilton, Associate
403-815-9041 | hamilton.calgary49@gmail.com

CMS Real Estate Ltd, Brokerage
136 - 17 Avenue NE, Calgary, AB

PROPERTY OVERVIEW

\$1,495,000 (\$181/SF)

Property Details

BUILDING SIZE: 8,244

	Bay 9	Bay 10	Bay 11	Total
Main Office	985	985	---	1,970
Mezz Office	---	985	---	985
Warehouse	754	784	1,723	3,261
Mezz Storge	1,288	---	740	2,028
Total	3,027	2,754	2,463	8,244
Taxes:	\$8,269.07	\$9,425.94	\$8,148.11	\$25,843.12
Condo Fees:	\$580/mth	\$580/mth	\$580/mth	
Power:	100 Amp	200 Amp	100 Amp	
Loading:	12' x 14' DI	12' x 14' DI	12' x 14' DI	

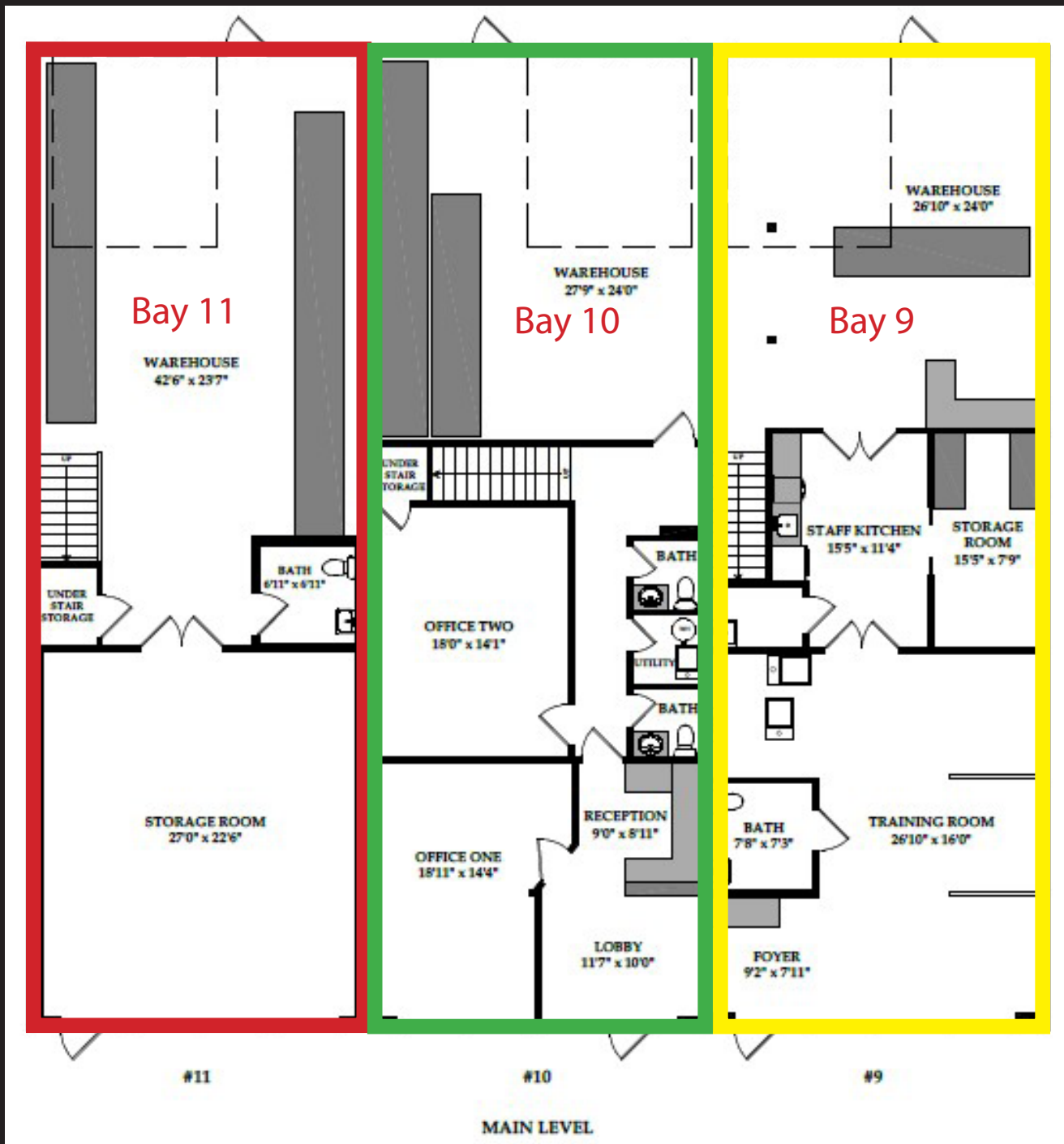
Property Overview

- Concrete block building located in Horizon Business Park
- Well maintained 3 bay office/warehouse built in 1981
- New roof, 21' ceilings, 6 assigned parking stalls
- Located 1.5 blocks north of 32 Avenue with quick access to Barlow Trail, McKnight Blvd and 32 Avenue NE
- Bays may be purchased separately
- Available July 1, 2024

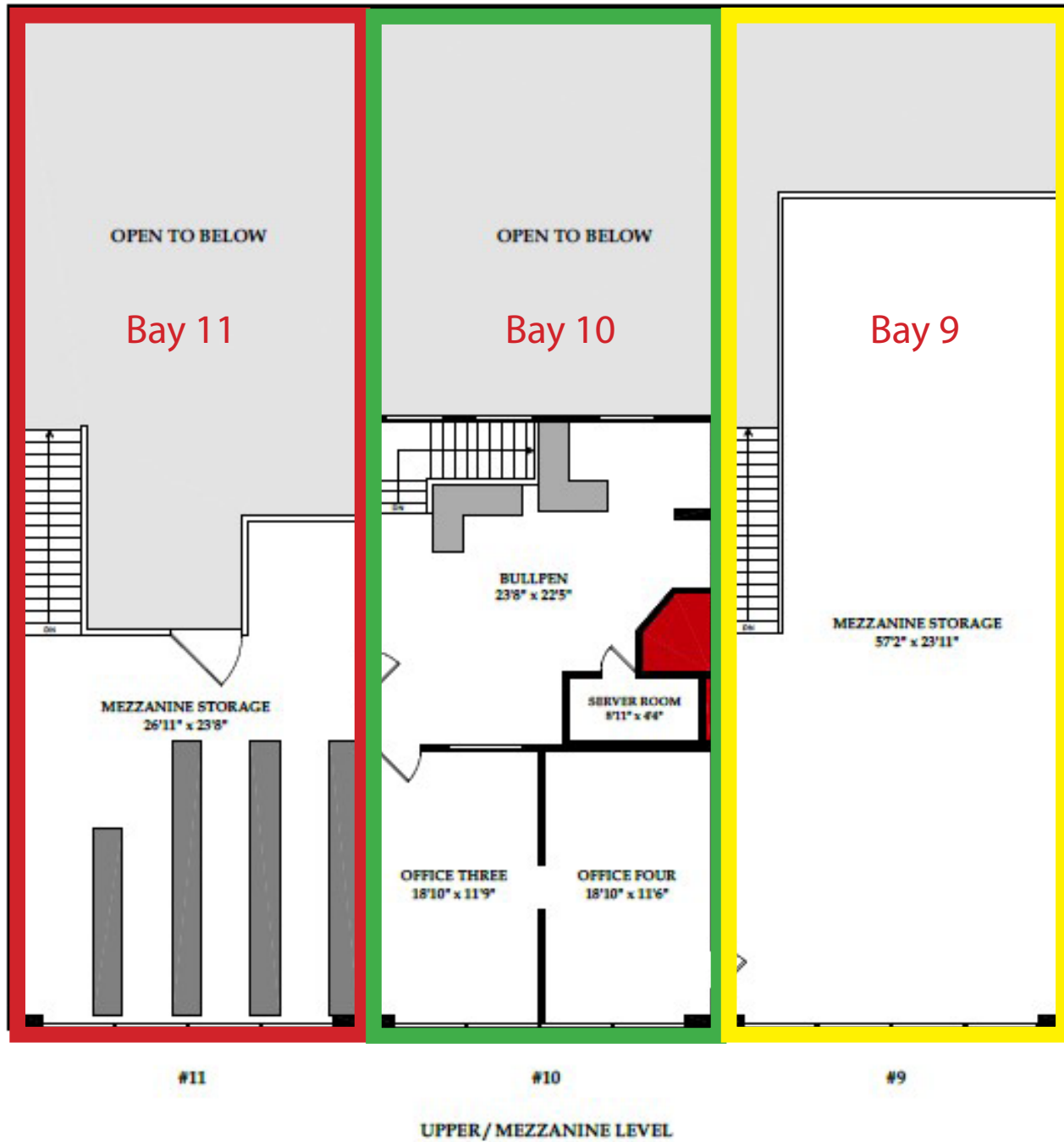
PROPERTY PHOTOS



FLOOR PLAN MAIN



FLOOR PLAN - MEZZ



AREA MAP



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