

# F o r s a l e

## INDUSTRIAL/ RETAIL CONDOMINIUM QUARRY PARK 2436-91 AVENUE SE



### Highlights...

- ✓
- ✓ Flexible zoning accommodates Industrial Business and Retail uses
- ✓ Rare Opportunity within Quarry Park
- ✓ 4,553 sq ft which includes main floor & 1,453 sq ft mezzanine development with separate entrance
- ✓ Attractive main floor office development 1,224 sq ft , reception, 2 washroom, 3 private offices and kitchen
- ✓ 1,804 sq ft of open warehouse, 21'6" clear ceiling height and fully sprinklered
- ✓ Accessible South Central location close proximity to Glenmore, Deerfoot and Barlow Trail

**CENTURY 21 Bamber Realty Ltd.**

**PAUL LOUITT**

1612 – 17 Avenue S.W.

Calgary, Alberta, Canada T2T 0E3

Office/Pager: (403) 245-0773 Cellular: (403) 861-5232 Fax: (403) 229-0239

E-Mail: [ploutitt@shaw.ca](mailto:ploutitt@shaw.ca) Website: [www.calgarycommercialrealty.com](http://www.calgarycommercialrealty.com)

**Industrial, Retail, Investment Sales & Leasing**

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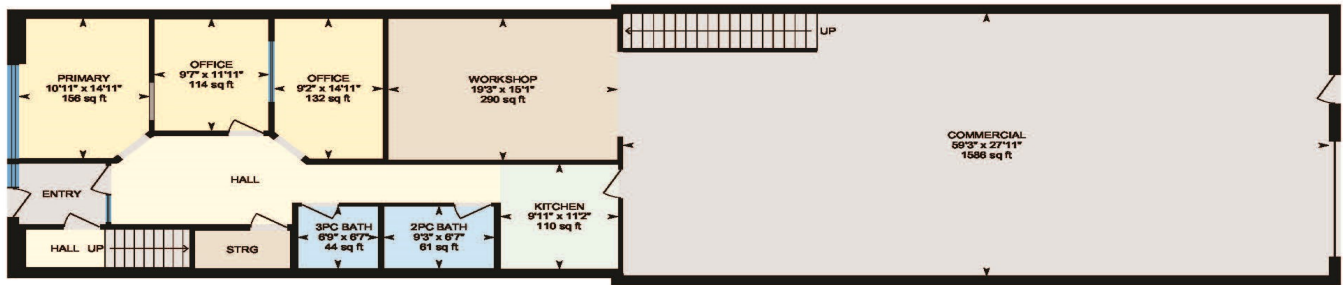
ADDRESS:	2436—91 Avenue SE Calgary, Alberta T2C5H3
LEGAL DESCRIPTION:	Condominium Plan 1210519 , Legal Unit 2 Unit Factor 355
REGISTERED SIZE:	288 sq. m. / 3,100 sq. ft. main floor plus Mezzanine of Aprox. 1,453 sq ft For a total of 4,553. sq. ft.
YEAR OF CONSTRUCTION:	2011
ZONING:	Direct Control District Bylaw 32Z91 Pre IP2007 C-2 and I-B Guidelines Allows for Industrial Business and many retail uses
PROPERTY TAXES:	(2022) \$15,946.46 per annum
CONDOMINIUM FEES:	(2022) \$633.88 per month
DESCRIPTION:	3,100 sq ft main floor plate, 1,224 sq ft of main floor office, open 1,453 sq. ft. mezzanine, large skylights, separate front stairwell access, rear stairwell into ware house. Quality construction, tilt up concrete panels, concrete block demising walls, built up roof system and fully sprinklered. Above average Main floor office improvements. Accessible South Central location within Quarry Park.
CEILING HEIGHT:	21' 6" clear
LOADING:	12' X 14' drive in door
MECHANICAL:	2 main floor handicap washrooms, fully sprinklered throughout
ELECTRICAL:	250 Amp 208/120 volt 3 phase 4 wire
PARKING:	4 reserved surface parking stalls
ASKING PRICE:	\$994,500
COMMENTS:	Rare opportunity, 4,553 sq. ft. condo warehouse bay within South Central Quarry Park, Quality construction, tilt up concrete with concrete block demising walls. Excellent office development containing, reception, 3 private offices, 2 handicap washrooms and kitchen. Development offers excellent access, egress, loading, abundant parking and fully sprinklered building.

NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Purchaser / Tenant and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.

# For sale

## 2436 91 Ave SE, Calgary, AB

Main Floor Exterior Area 3263.83 sq ft  
Interior Area 2996.08 sq ft



0 8 16 ft

PREPARED: 2022/08/31



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

## 2436 91 Ave SE, Calgary, AB

2nd Floor (mezzanine) Exterior Area 1633.34 sq ft  
Interior Area 1453.04 sq ft



0 5 10 ft

PREPARED: 2022/08/31



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

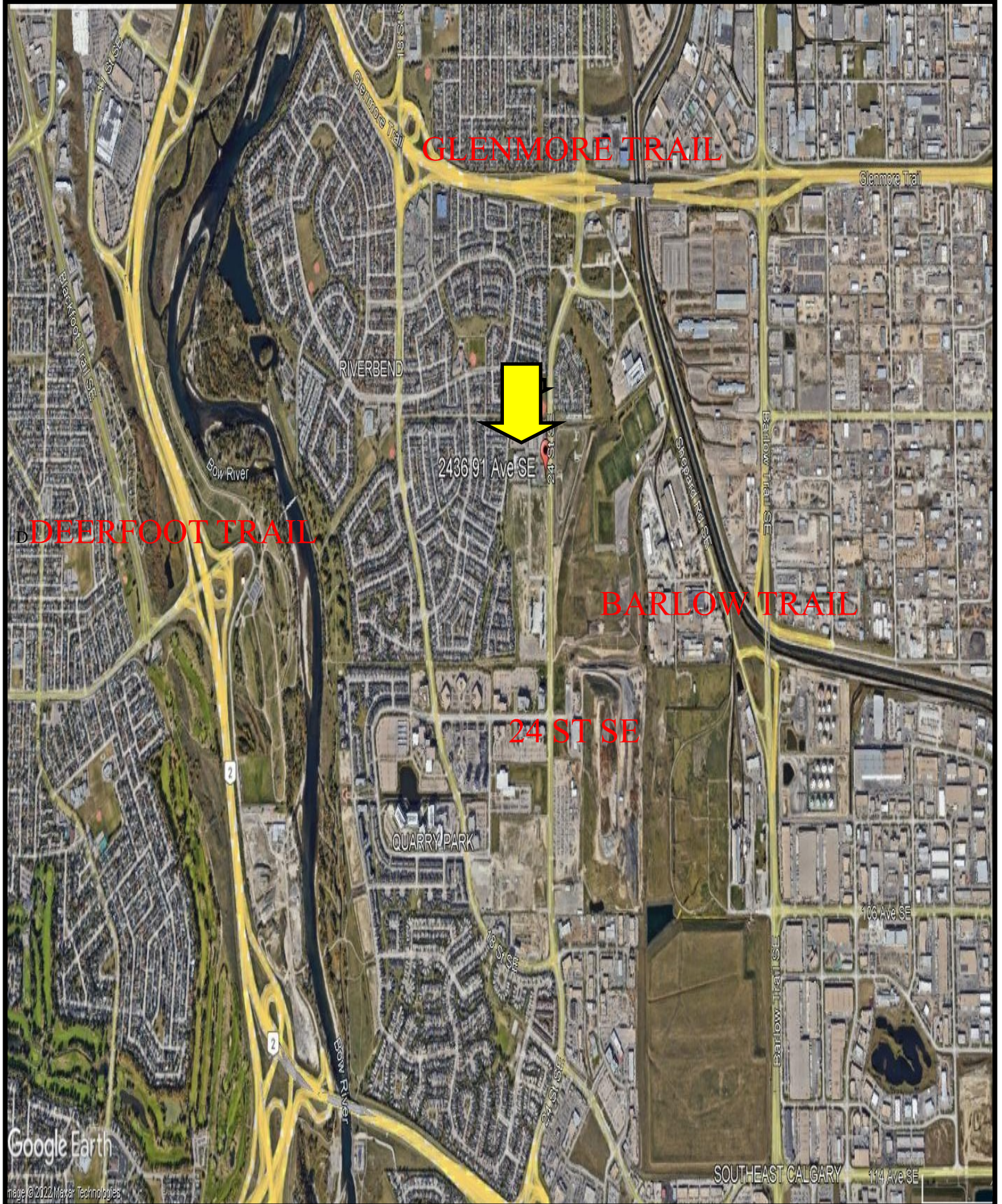


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Google Earth

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SOUTHEAST CALGARY

114 Ave SE