

# F O R S A L E

## INDUSTRIAL CONDOMINIUM FOOTHILLS 7139-40 STREET SE



### Highlights...

- ✓ Rare Opportunity in current Industrial Market
- ✓ Double bay end unit, 5,850 sq. ft., fenced and gated
- ✓ Paved front, rear and side yard parking, drive around rear yard loading, parking and storage
- ✓ 2,000 + - sq. ft. office, showroom, parts rooms with open storage mezzanine above
- ✓ Concrete block demising walls
- ✓ 63' x 63' of open warehouse, 20' 10" clear ceiling height
- ✓ Accessible South location close proximity to Glenmore, Peigan, Barlow and Deerfoot Trail
- ✓ Existing marine service / sales company available for sale with training

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

# F O R S A L E

ADDRESS:	Unit's 1 ,2, 7139 - 40 Street SE, Calgary, Alberta T2C 2H7
LEGAL DESCRIPTION:	Condominium Plan 7911328, Legal Units 1, 2, Unit Factors 721, 775
REGISTERED SIZE:	Unit 1 262.07 sq. m / 2,820.92 sq. ft., Unit 2 281.45 sq. m / 3,029.53 sq. ft. For a total of 543.53 sq. m / 5,850.45 sq. ft.
YEAR OF CONSTRUCTION:	1979
ZONING:	I-G Industrial General, Bylaw IP2007
PROPERTY TAXES:	(2022) Unit 1 \$11,416.96, Unit 2 \$ 12,096.93, Total \$ 23,513.89 per annum
CONDOMINIUM FEES:	(2023) Total units 1,2 \$850.00 per month
DESCRIPTION:	End unit 5,850 sq. ft. condo warehouse bay with office, development and drive in loading.
PARKING:	6 assigned in front, ample side and rear yard
CEILING HEIGHT:	20' 10" clear
LOADING:	2 - 12' X 14' drive in doors
MECHANICAL:	2 main floor washrooms,
ELECTRICAL:	2 - 125 Amp 120/208 panels TBV
PARKING:	6 reserved surface parking stalls in front, rear and side yard parking
ASKING PRICE:	\$1,595,000
COMMENTS:	<b>Rare find</b> , End unit 5,850 sq. ft. condo warehouse bay, approximately 2,000 + - sq. ft. of office, showroom, lunch room, parts rooms, with full open storage mezzanine above. Balance of unit is open warehouse approximately 63' x 63' with 20'10" clear ceiling height, concrete block demising walls and 2 - 12' x14' high overhead doors. Site offer ample paved front, rear and side yard parking, fenced gated drive around loading parking and storage. Current owner has storage structure in rear yard which is negotiable. Existing Marine service /sales company also for sale with training.

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 and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.

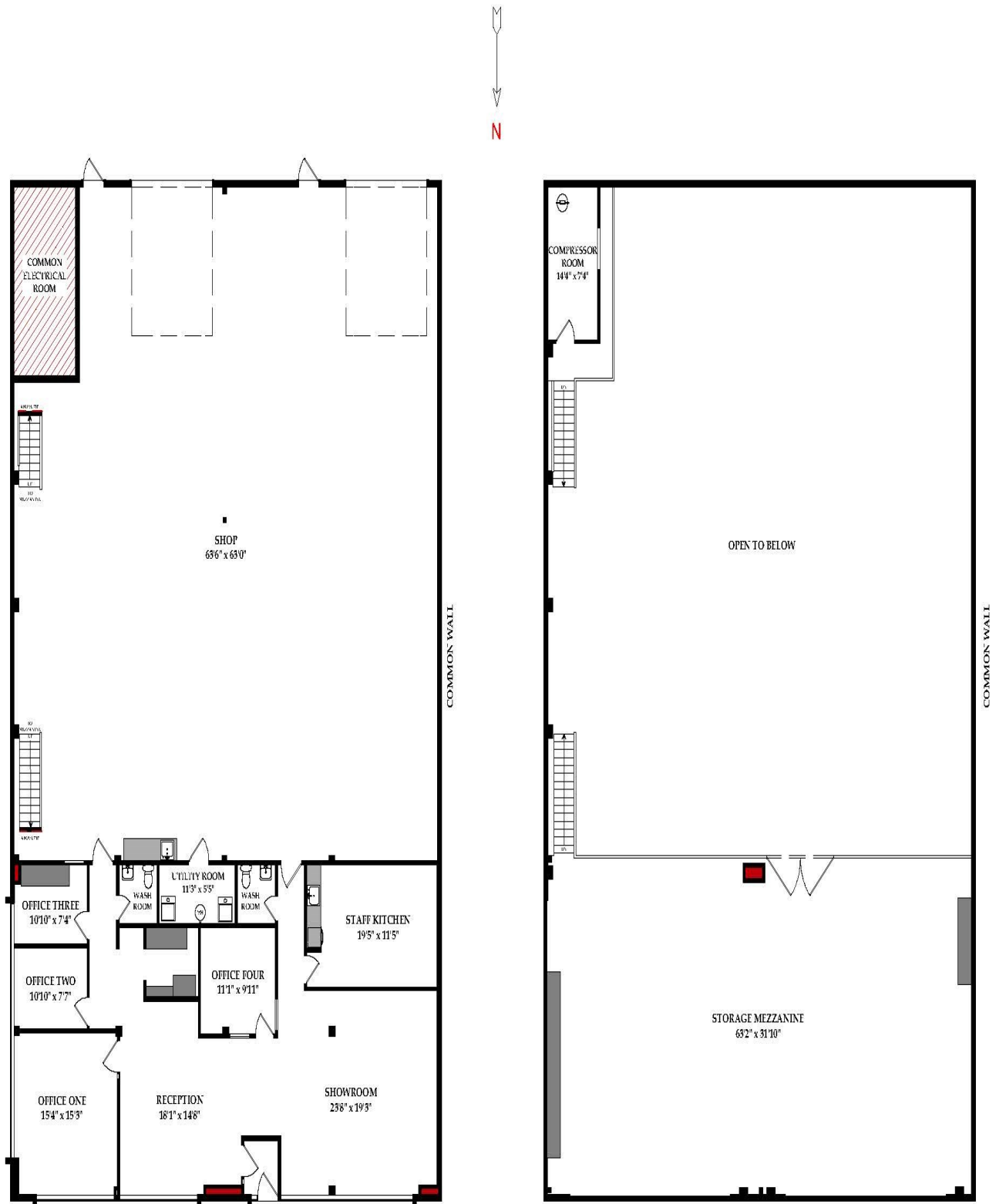


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Units 1,2 - 7139 49 Street SE

Registered Size Unit 1 - 2,820.92 sq. ft. Unit 2 - 3,029.53 sq. ft. Total 5,850.45 sq. ft.



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