

FOR SALE

MANCHESTER CONDOMINIUMS EXCELLENT OWNER USER / INVESTMENT UNIT



Rare 2,167 sq. ft. Dock Loading Bay

Highlights...

- ✓ Professionally managed building
- ✓ Fronting onto Blackfoot Trail accessed from 58th Avenue SE
- ✓ Accessible South Central location provides quick access major traffic corridors
- ✓ Rare small bay with Dock Loading and front showroom office
- ✓ Excellent opportunity for an owner user occupied by a month to month Tenant
- ✓ Developed front reception showroom and offices balance open warehouse

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Retail, Industrial, Investment Sales & Leasing

F O R S A L E

Dock Loading warehouse

9

ADDRESS:	Manchester Condominiums 6161 - 6 Street SE, Calgary, Alberta (Legal Unit 9)
LEGAL DESCRIPTION:	Condominium Plan 0214191 Legal Unit 9 and 652 undivided Ten Thousandth shares in the common property excepting thereout all mines and minerals
YEAR BUILT:	1972
ZONING:	I- G Industrial General IP2007
REGISTERED SIZE:	Unit 9, 201.3 square meters / 2,167 square feet.
DIMENSIONS:	Approximately . 23' x 95'
PROPERTY TAXES:	(2025) Unit 9, \$11,949.63 per annum or \$5.51 per sq. ft.
CONDO FEES:	(2024) Unit 9 \$608.10 per month or \$3.36 per sq. ft.
CEILING HEIGHT:	9' in office and 13'9" clear in warehouse
ELECTRICAL SERVICE:	225 amp, 240 volts 3 Phase 4 Wire
LOADING:	1- 8' X 10' dock loading door with good rear loading area
PARKING:	TBC 3 stalls in front parking area per unit
DESCRIPTION:	Front area developed into large reception showroom, 2 private office, male and female washrooms, storage room, balance of space in open warehouse. Prime south central location with exposure to Blackfoot Trail. Rare small bay with dock loading, fronting onto Blackfoot Trail just off 58th Avenue minutes from Glenmore and Deerfoot Trail providing access to major transportation corridors. Currently occupied by a Month to Month Tenant.
LOADING:	10' x 8' dock height door
MECHANICAL:	Forced air furnace with chiller in office and gas fired suspended unit in Warehouse, 2 washrooms
PRICE:	\$615,000

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 This property may be withdrawn from the market at anytime without further notice.

F O R S A L E



F O R S A L E

