

F O R S A L E

**SKYLINE WEST
EXCELLENT OWNER USER CONDO WAREHOUSE**



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

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ADDRESS:	Beaver Dam Condominiums D6, 624 Beaver Dam Road NE, Calgary, Alberta
LEGAL DESCRIPTION:	Condominium Plan 7911165 Legal Unit 22 and 337 undivided Ten Thousandth shares in the common property excepting thereout all mines and minerals
YEAR OF CONSTRUCTION:	1978
ZONING:	I-G General Industrial District
REGISTERED SIZE:	306.3 square meters / 3,297 square feet.
DIMENSIONS:	32' X 101' +/-
BONUS MEZZANINE:	32' x 25' 825 sq. ft. storage mezzanine,
PROPERTY TAXES:	(2024) \$14,501.85
CONDO FEES:	(2024) \$550 per month
CEILING HEIGHT:	20" clear in warehouse
ELECTRICAL SERVICE:	200 amp, 120/208 vac
MECHANICAL:	Roof mounted HVAC serving office, make up air in warehouse, 2 washrooms
LOADING:	14' high x 12' wide drive in overhead door, with good rear loading area
PARKING:	Double row parking in front and rear of unit in addition to front scramble parking
DESCRIPTION:	Prime end unit in front Building D, offer's good exposure, easy access egress , End unit great parking in front, behind and in addition to ample scramble Parking. Main floor developed air conditioned office area, boardroom Private office storage and washroom, balance open warehouse with bonus storage mezzanine. Professionally managed 4 building complex. Minutes from Mcknight Blvd. and Deerfoot Trail.
PRICE:	\$741,825

FOR SALE



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