

SALE / LEASE

130, 5423-61 Avenue SE
IRONSIDE BUSINESS CENTRE



12,353 sq. ft. including mezzanine Available

Highlights...

- ✓ Excellent location just off 52 Street SE, proximity and direct access to Stoney Trail on 61 Ave and Deerfoot via Glenmore Trail.
- ✓ Newer state of the art pre-cast concrete construction, developed main floor office, 1,442 sq. ft. open concrete mezzanine with separate entrance, balance is open warehouse.
- ✓ Key features include, 26' ceiling height, heavy floor load, LED Lighting, skylights, ceiling fans, ESFR fire protection, 2 electric dock loading doors with levelers, and electric drive in door with sump.
- ✓ Drive around yard with generous depth and loading.

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Retail, Industrial, Investment Sales & Leasing

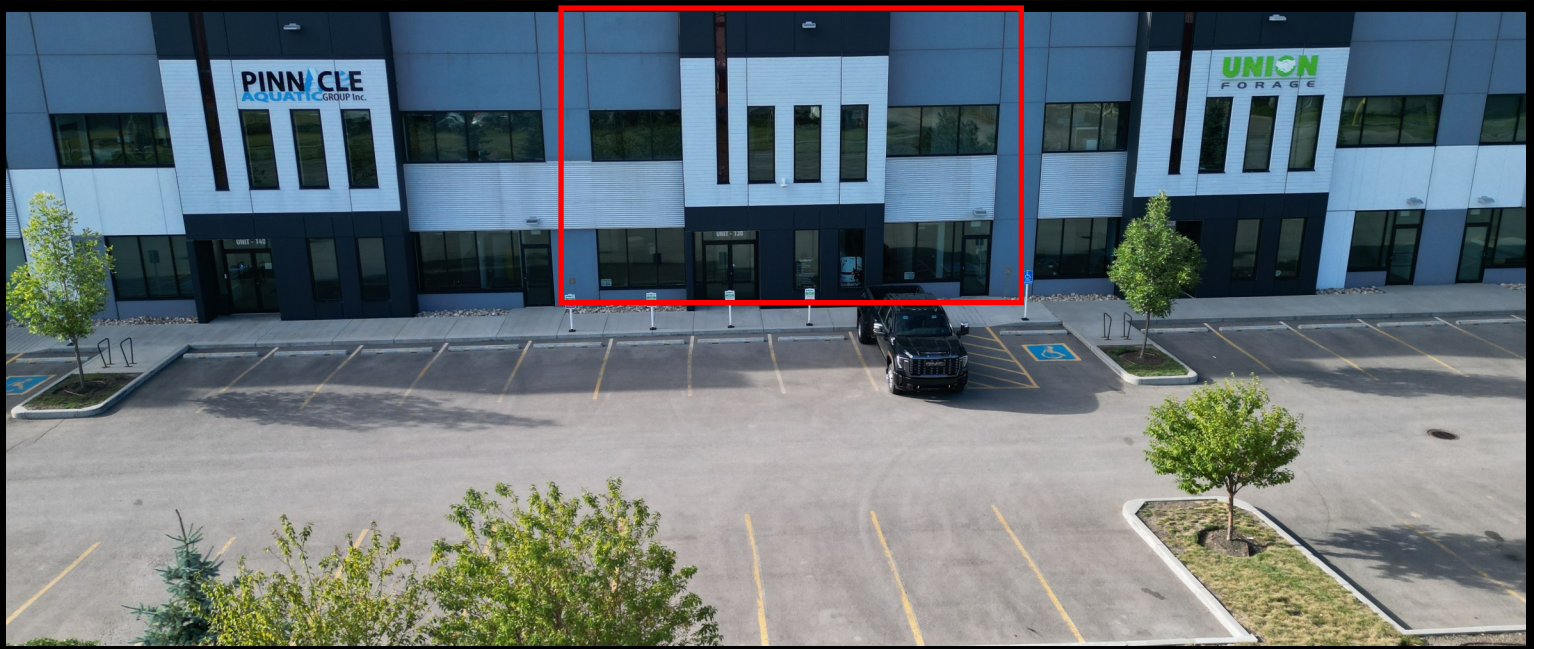
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IRONSIDE BUSINESS CENTRE

MUNICIPAL ADDRESS:	130, 5423—61 Ave SE , Calgary, AB T2C 5N7
LEGAL DESCRIPTION:	Condominium Plan 1811679 Legal Unit 3
ZONING:	I-G Industrial General (IP2007)
YEAR BUILT:	2019
SIZE:	12,353 sq. ft rentable, 10,911 main floor plus 1,442 sq. ft. open mezzanine
OFFICE COMPONENT:	1,442 sq. ft. main floor plus open mezzanine prime for development
DESCRIPTION:	Rare find, state of the Art Industrial Condominium development , offering 10 parking stalls, main floor developed air conditioned office space and open concrete mezzanine with separate entrance, 26" clear ceiling height, sky lights and ceiling fans in warehouse. Main floor office includes large reception Open office area, private office, boardroom, kitchen and washroom, balance of space open warehouse. Excellent location just of 52 street direct access to Stoney trail on 61 Ave and Deerfoot trail via Glenmore Trail.
LOADING:	2- 8'X10' dock doors with levelers, 1- 14 'x 16' drive in door
SUMP:	Yes, inside drive in door
CEILING HEIGHT:	Office 9 ' , Warehouse 26'
ELECTRICAL:	200 Amp, 347/600 Volt/3 phase
FLOOR LOAD:	500 lbs. live load, maximum 8,000 lbs. racking point load
OPERATING COSTS:	Property Taxes (2024) \$54,540.65, \$4.41 per sq. ft. Condo Fees: (2024) \$1,514.00 per month, 1.47 per sq. ft. Plus management fee of 5% of Net Rent \$.75 per sq. ft. +/-
MECHANICAL:	HVAC in front office, gas fired suspended unit in warehouse, washroom, kitchen
PARKING:	10 stalls in front double row parking
AVAILABLE:	February 1, 2025
SALE PRICE:	\$3,693,547
BASE RENT:	Starting at \$14.50 with escalations

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 any time without further notice.

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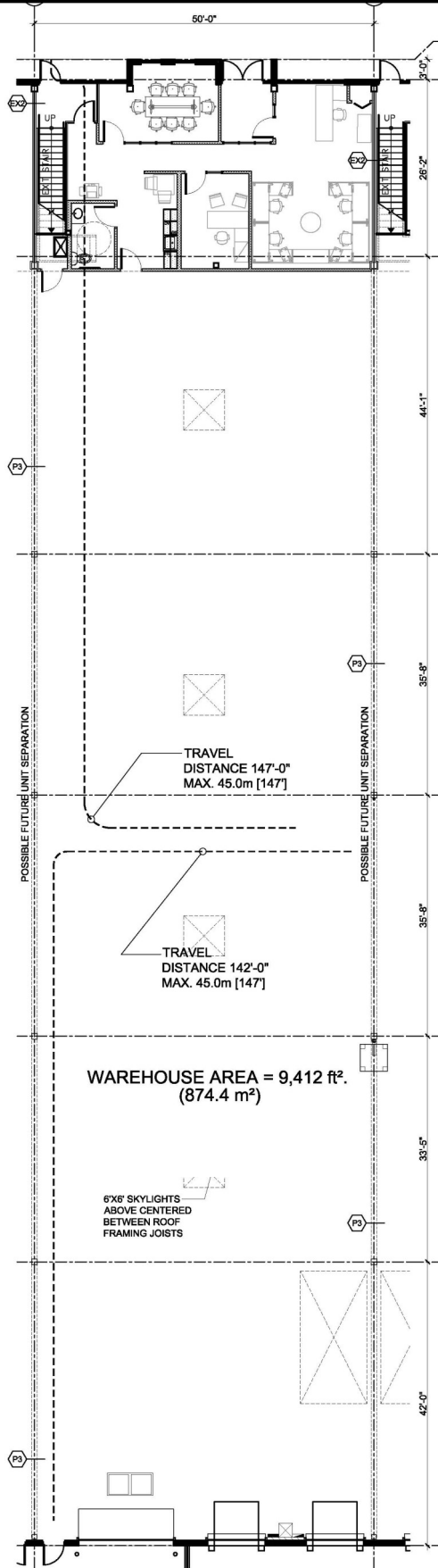
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1 UNIT PLAN
A1 SCALE: 3/32" = 1' - 0"

