

FOR SALE

4,143 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



3113 5 Ave NE, Calgary, AB

INDUSTRIAL CONDOMINIUM FOR SALE

Property Highlights

- Exceptionally clean, undeveloped condominium warehouse space.
- 14'x14' electric overhead drive-in door.
- Double compartment sump.
- ESFR sprinklers
- 200 amps 347/600 volt 3 phase service. TBV
- T5HO lighting throughout.
- RTU in place for premises HVAC, plus one unit heater for warehouse.
- Ample marshalling space at rear.
- Close proximity to Blue Line LRT and retail amenities along 36st NE
- Quick Access to Memorial Drive, Barlow Trail and Deerfoot Trail NE



403.930.8180



www.lizotterealestate.com



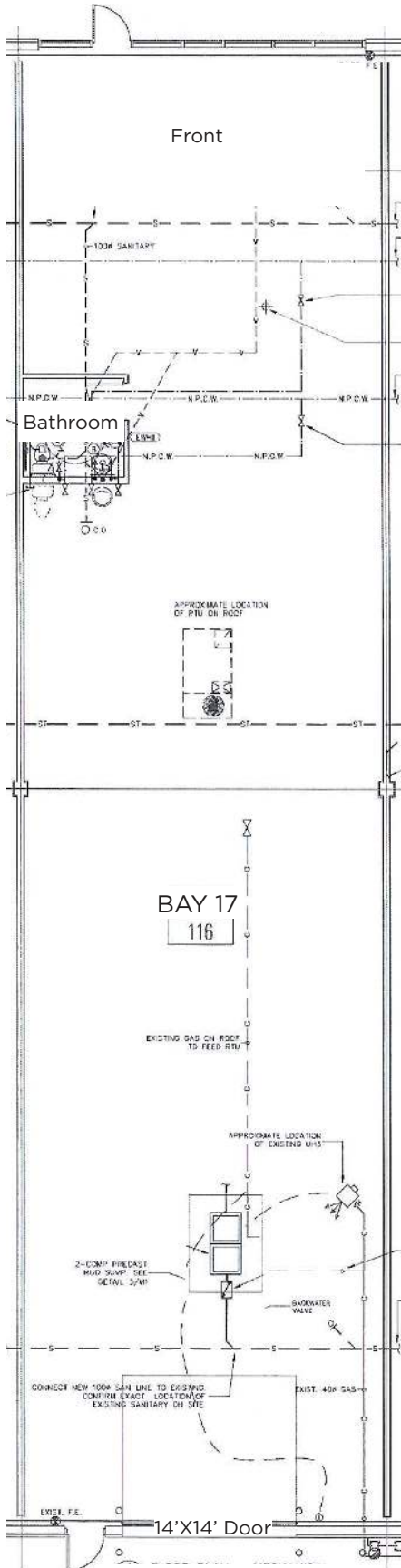
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Industrial Condominium



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Property Information

Municipal Address: 3113 5 Ave NE Calgary, AB (Franklin district)

Legal Address: Condominium Plan 1511087 Unit 17
*And 386 undivided one ten thousandth shares in the common property excepting thereout all mines and minerals

Size: 4,143 Sq. Ft. (+/-) TBV

Zoning: I-C (wide variety of uses)

Parking: Random Scramble, TBV

Ceiling Height: 24' Warehouse

Loading: 14'X 14' Drive-in door

Possession: Immediate

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Purchase Price: ~~\$1,175,000~~ \$1,050,000.00

Property Taxes: \$22,000.00 TBV

Condo Fees: \$901.00/month TBV

Contact

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