

# FOR SALE

4,027 Sq. Ft. (+/-)

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**Unit 8 – 4101 19 Street NE, Calgary, AB**

## McCALL INDUSTRIAL CONDOMINIUM

### Property Highlights

- 4,027 industrial condominium
- 1,153 SF Office ground floor- two offices, reception, open office area, galley kitchen and washroom
- 1,175 SF office second floor- two offices, large open area, washroom. (Separate entrance to second floor office, for possible revenue space.)
- Secure parts cage
- Located in McCall industrial area
- Quick Access to McKnight Blvd, 32 Ave and Deerfoot Trail
- Ample marshalling space at the rear



403.930.8180



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#300 222 58 Avenue SW  
Calgary, AB | T2H 2S3



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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## INDUSTRIAL CONDO

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### Contact

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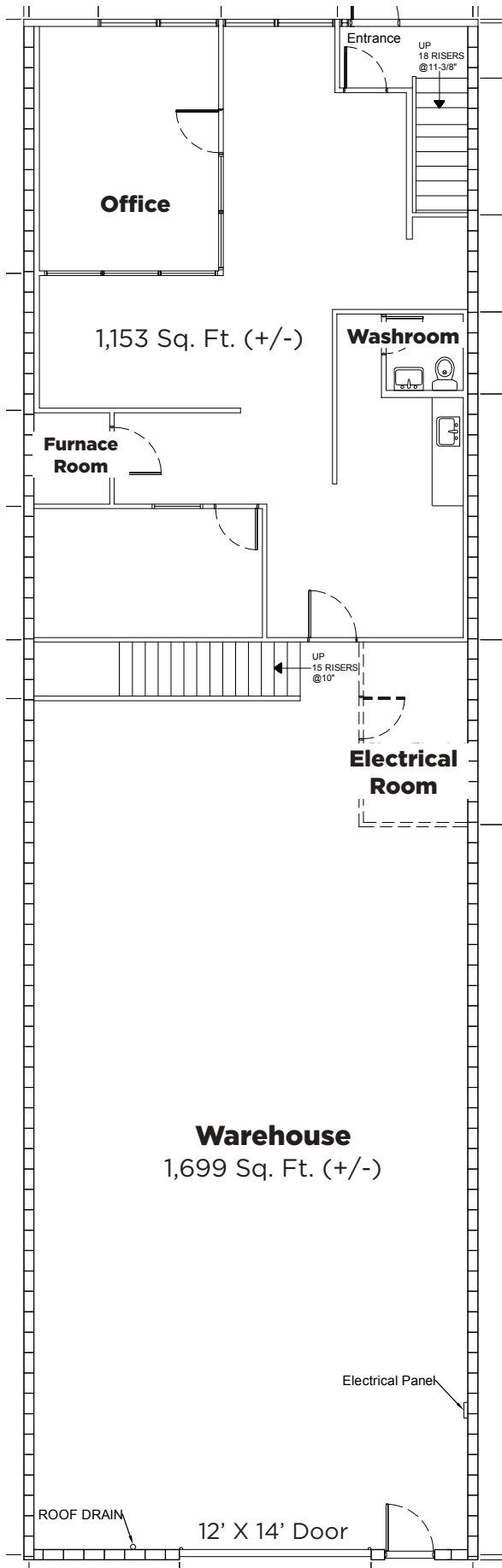
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# Ground-Floor Plan



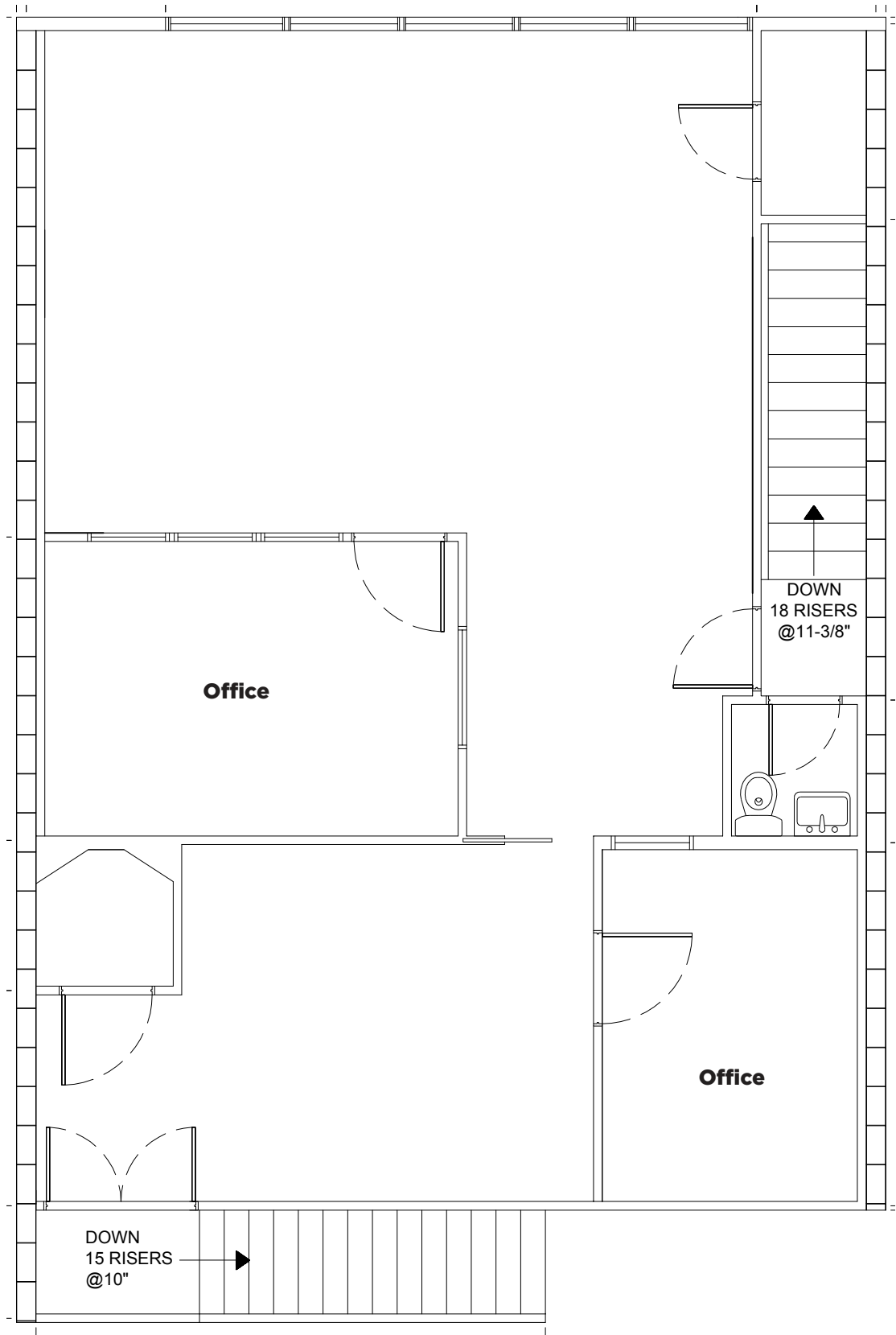
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### Second-Floor Plan

1,175 Sq. Ft. (+/-)



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### Property Information

**Municipal Address:** Unit 8 - 4101 19 Street NE, Calgary, AB

**Legal Address:** Condominium plan 7910187 Unit 8

**Building Size:** 1,153 Sq. Ft. Office (ground floor)  
1,175 Sq. Ft. Office (second floor)  
1,699 Sq. Ft. Warehouse  
4,027 Sq. Ft. **Total**

**Zoning:** I-G

**Parking:** 8 Stalls | 4 in front, 4 in rear.

**Power:** 200 amps 120/208Volt 3 phase TBV

**Sump:** Double compartment sump

**Ceiling Height:** 20'

**Loading:** 12'X 14' Drive-in Door

**Possession:** Immediate

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**Purchase Price:** \$799,900.00

**Condo Fees:** \$396.08/month (billed semi annually)

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