

MANCHESTER
PROPERTIES

schell brothers
REAL ESTATE CORP.

OFFERED AT
\$1,895,000

VERSATILE WAREHOUSE CONDO

FOR SALE

5,205 sq. ft

Equipped with ERV
(Energy Recovery
Ventilator) system

Quick access to
Blackfoot, Glenmore,
Deerfoot Meadows

Approved
for Retail

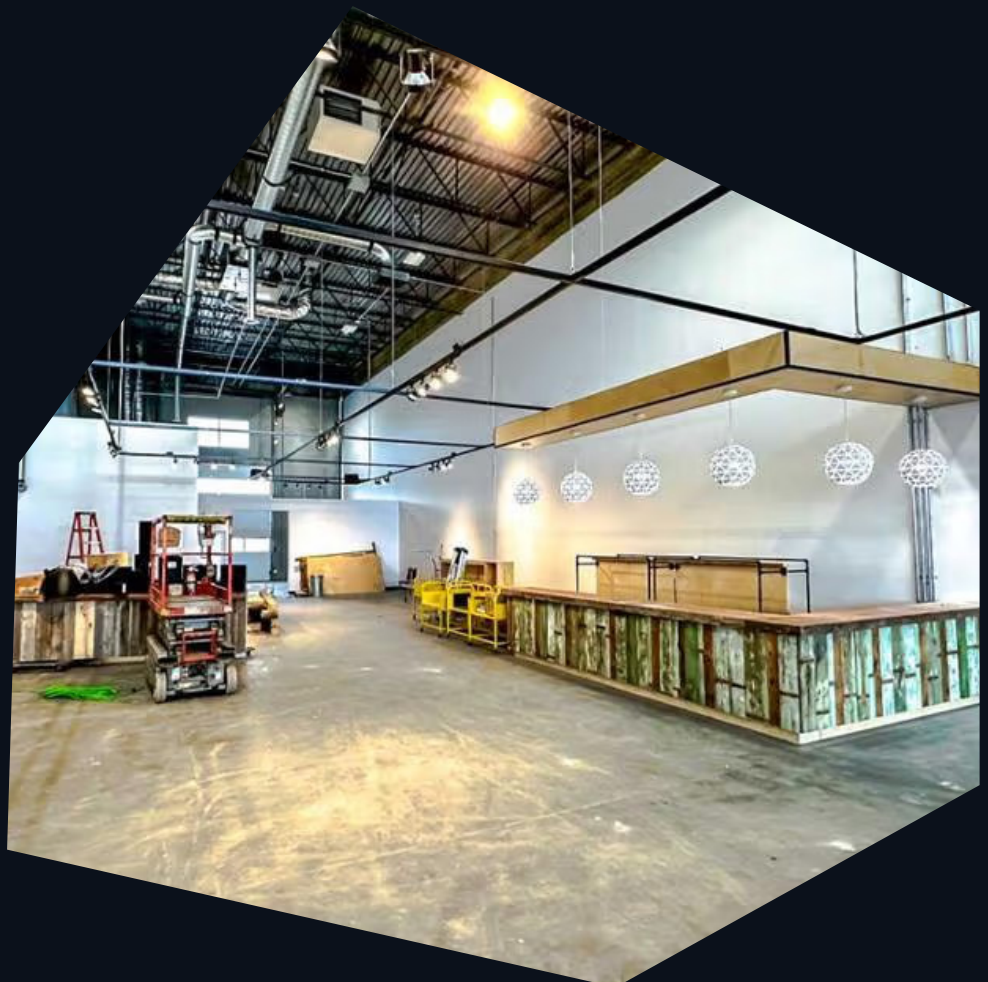
5073 11 Street SE,
Calgary, AB T2G 2A7

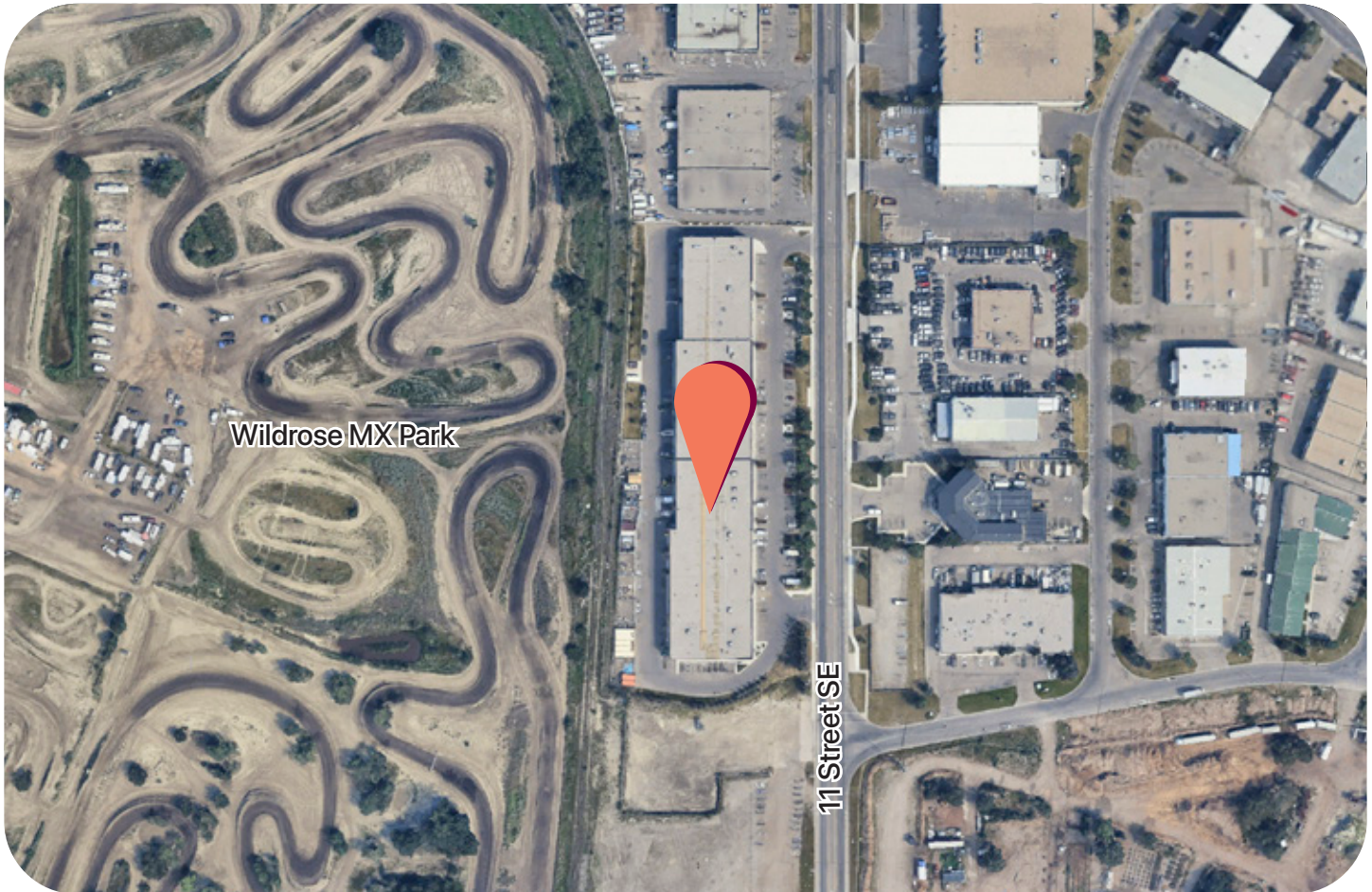
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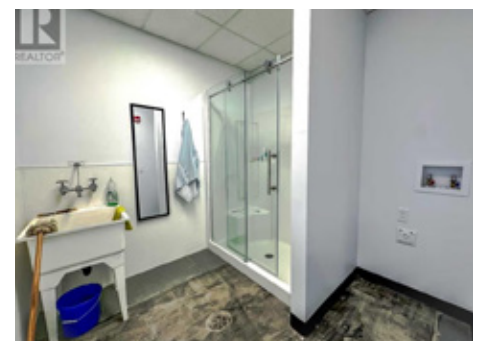
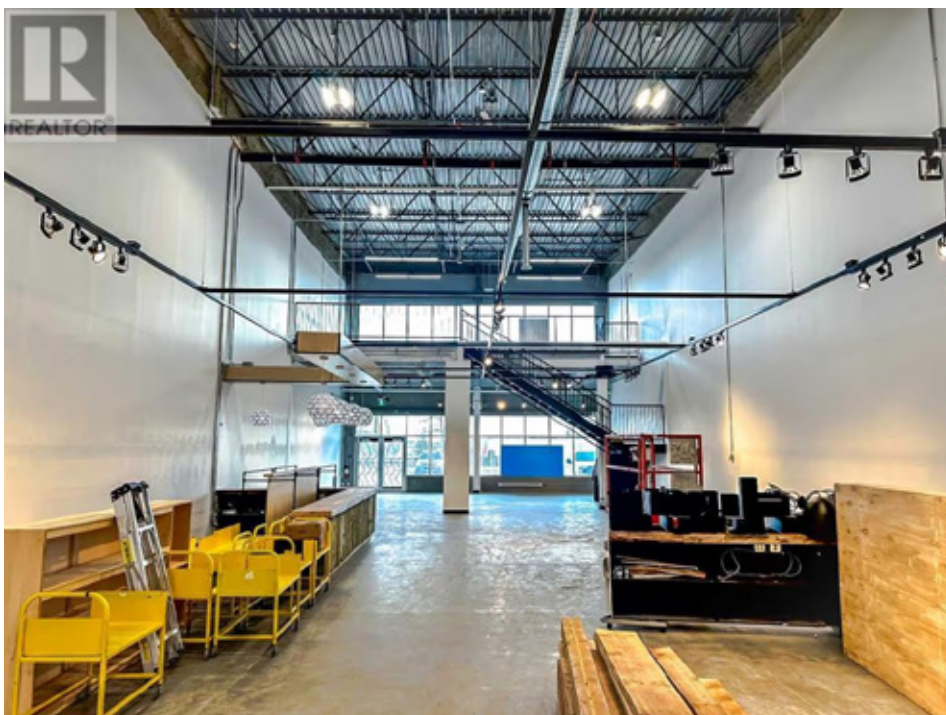
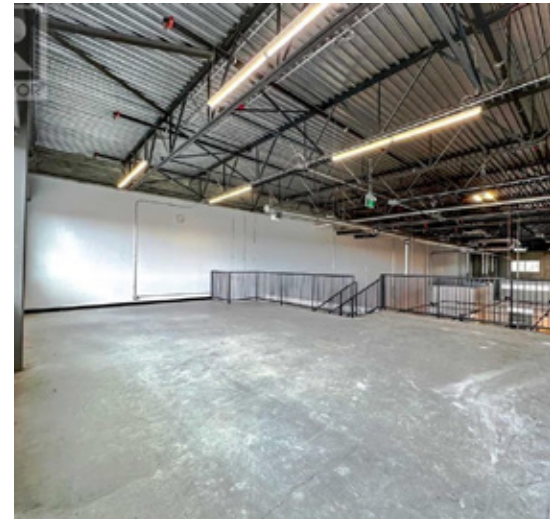


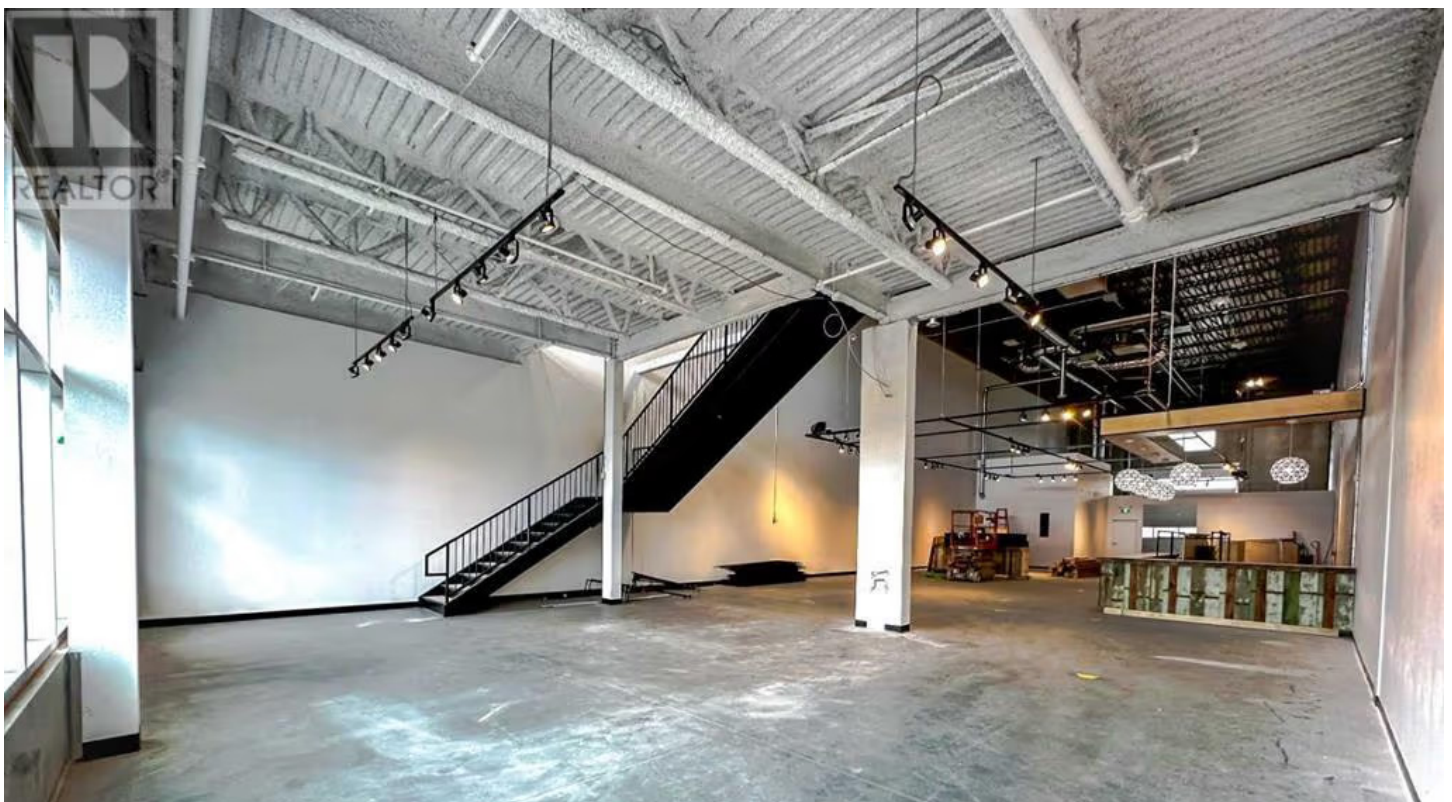
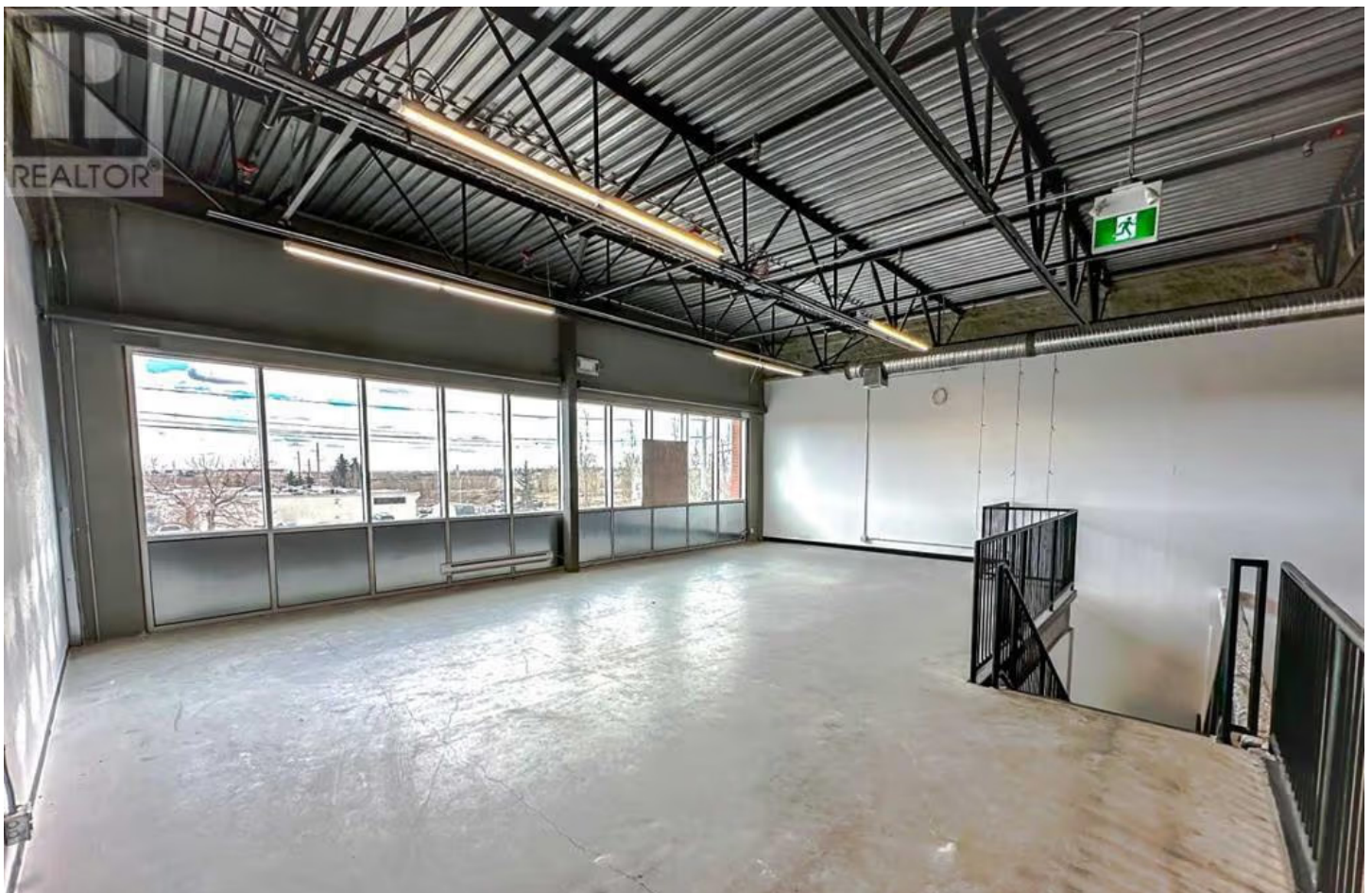


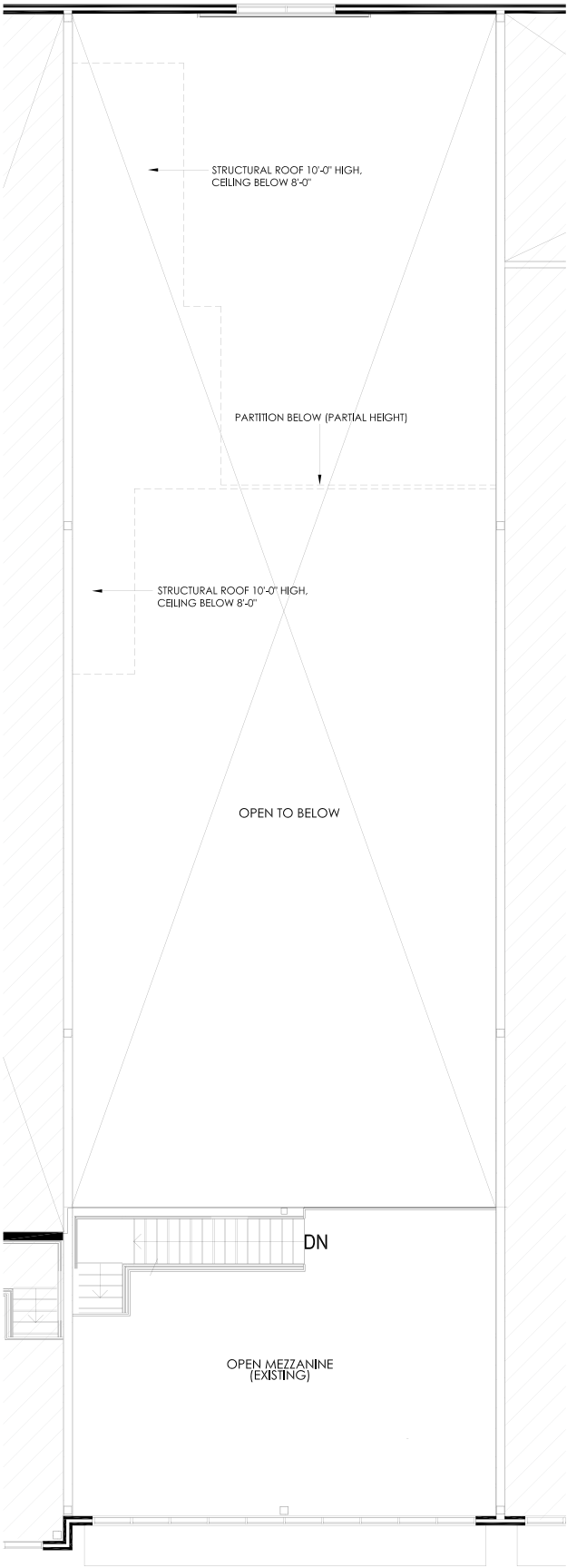
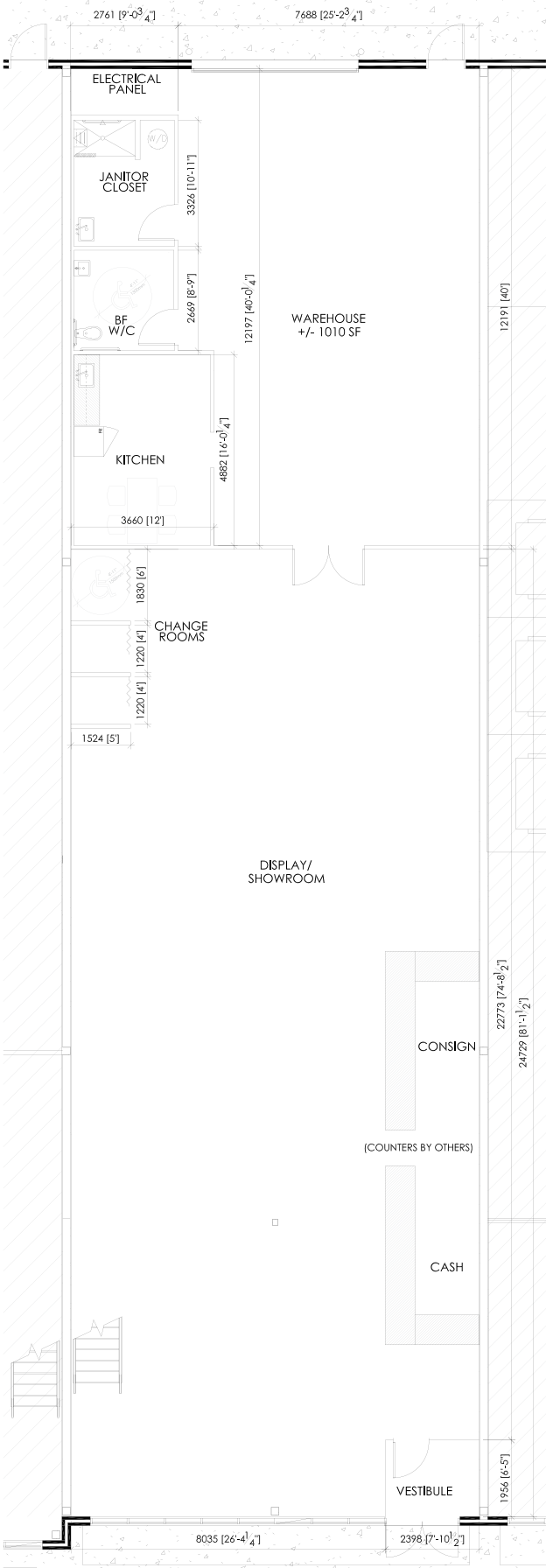
**Building location. All lines are approximate.*

Total Sq.ft:	5,205 Sq. Ft. (4,304 main + 901 mezzanine)	Power:	200 Amps
Condo Fees:	TBV	Ann. Prop. Tax:	\$30,349.23
Loading:	12' x 16' Overhead Door with 60' Loading Area	Zoning:	I-C (Industrial Commercial)
Ceiling Height:	26 feet (Warehouse)	Year Built:	2019
Fire Suppression:	ESFR Sprinkler System Throughout	Sale Price:	\$1,895,000.00
Floor Drain:	Two Compartment Sump		

**650 Sq. Ft. +/- fenced yard available separately*







Front



FOR MORE INFORMATION, CONTACT:

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