

GARAGES

MANCHESTER
PROPERTIES INC.



LUXURY GARAGE/WAREHOUSE CONDOMINIUMS FOR SALE

**4412 9 STREET SE
CALGARY, AB T2G 3C9**

Located in Highfield

**STARTING AT
\$468,750**

1,250 - 4,000 sq.ft.

MARK SCHELL
403 861 1143
mschell@schellbrothers.ca

GRANT SCHELL
403 701 4273
gschell@schellbrothers.ca

BENNETT EDWARDSON
403 973 0238
bennett@mpirealty.ca

JIM EDWARDSON
403 540 0238
jim@mpirealty.ca





**All lines are approximate*

Unit Sizes:	1,250 up to 4,000 Sq. Ft. +/-	Price:	Starting at \$468,750
Common Area:	4,800 Sq. Ft. +/-	Zoning:	IG
Doors:	14' W x 14' H Overhead Door	Mezzanine:	Optional & Customizable
Ceiling Height:	22'6" Clear	Fire Suppression:	Sprinklered
Power:	100 AMP Sub Panel	Security:	24/7 Secured Access
HVAC:	Unit Heater	Utilities:	Metered Independently

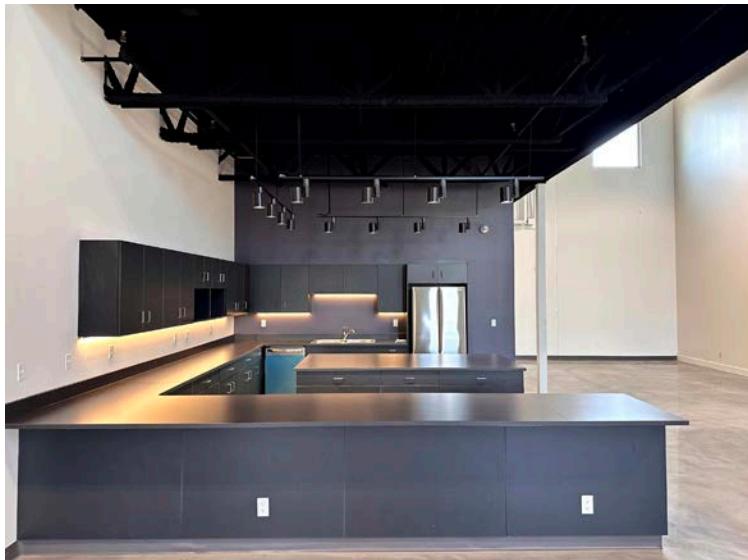
The Element 42 Garages is centrally located complex only 10 minutes from downtown where luxury meets imagination. This development is thoughtfully designed and built to combine functionality and aesthetics. All units at this condo development are customizable bays that can accommodate secure storage, luxurious sanctuary or entertainment hubs for personal use. **The complex has a common area amenity space for entertaining which is outfitted with a kitchen including custom millwork, fridge, dishwasher, microwaves and more. There is also a fully functional interior wash bay for the exclusive use of the unit owners.**

Each unit has a clear ceiling height of 22.5 feet, sewer connection, 100 Amp Sub Panel, Unit heater, Sprinklered Fire Suppression, toilet rough ins, a 14 ft x 14 ft automatic overhead door in a secured facility with a private gate and 24/7 access for owners.

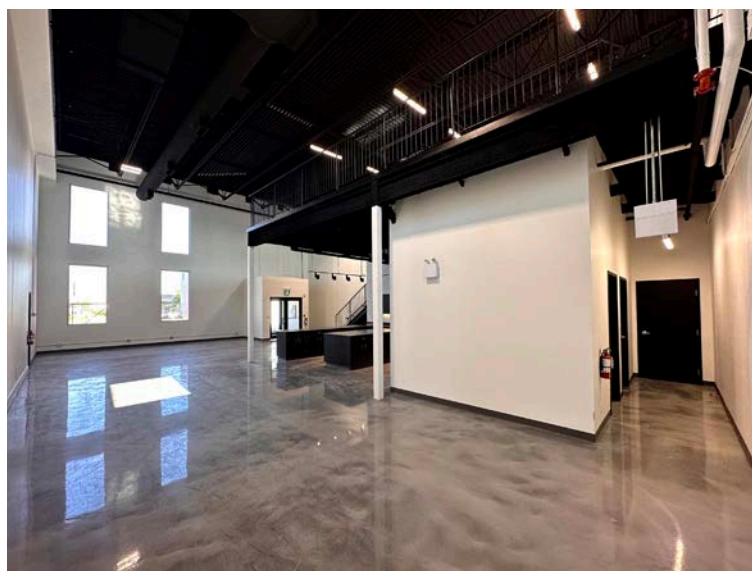
If you are looking for a secure condo bay to store your collection or cars, motorcycles, tools, other valuable items OR just a cool bay in a great location to customize for yourself – the element 42 Garages are ideal for you!



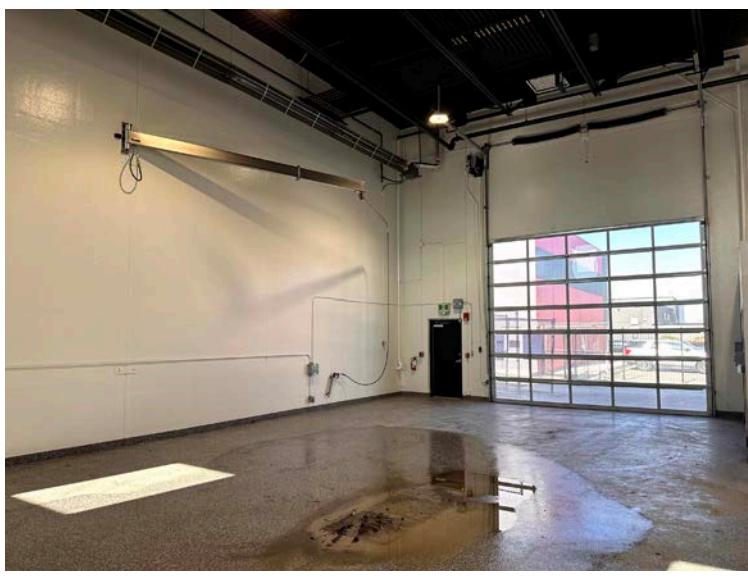
Clubhouse



Clubhouse



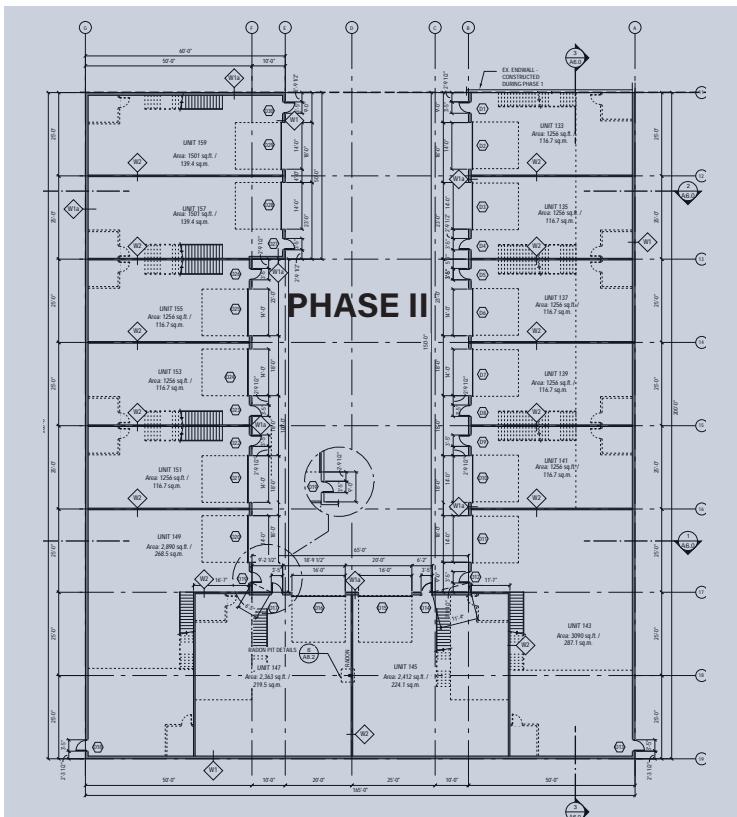
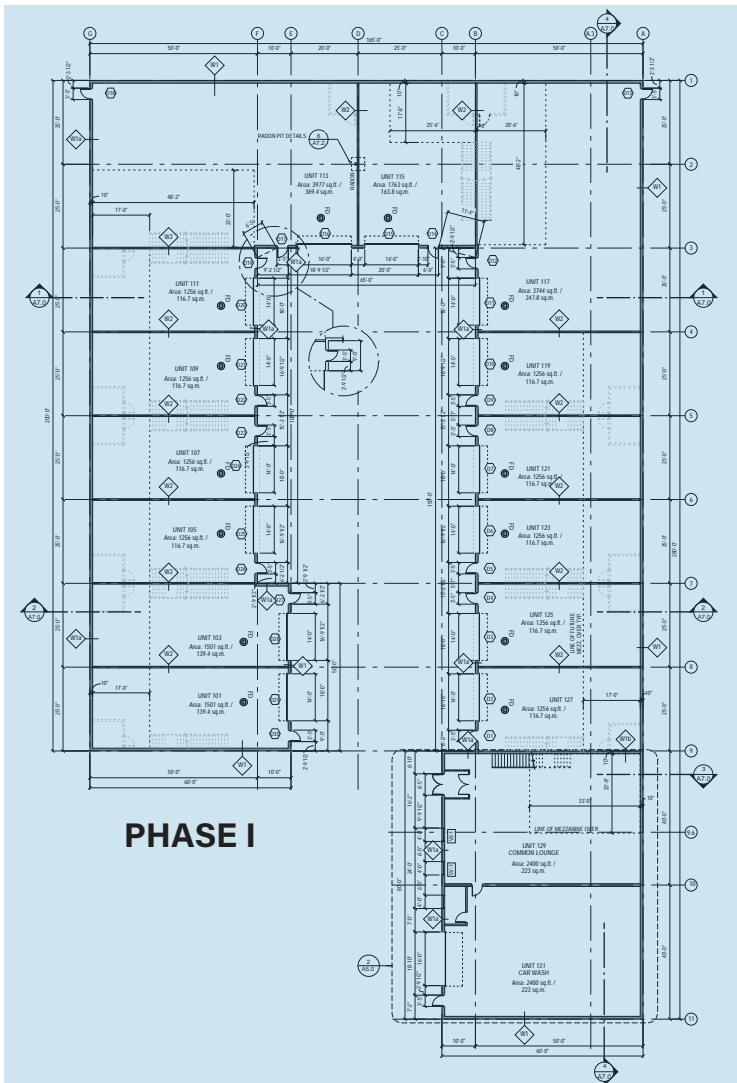
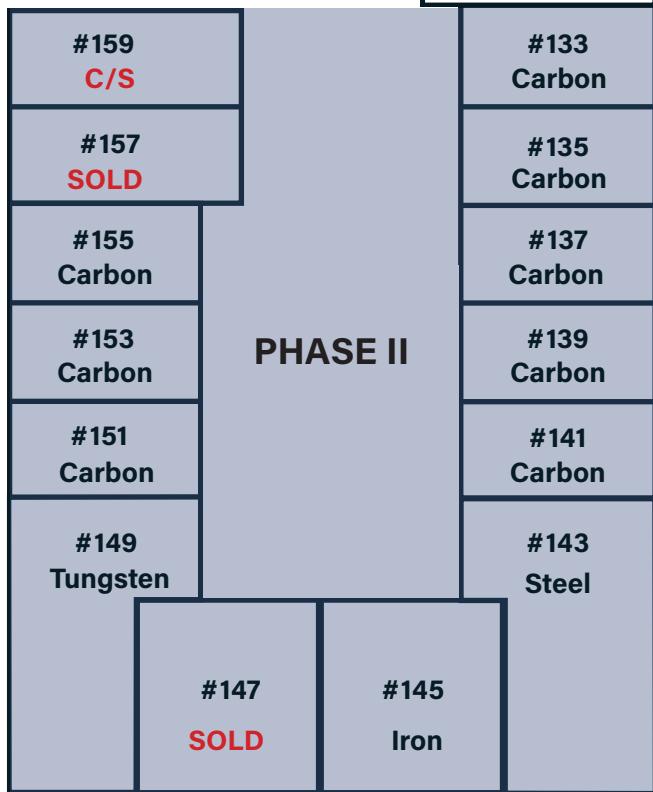
Clubhouse



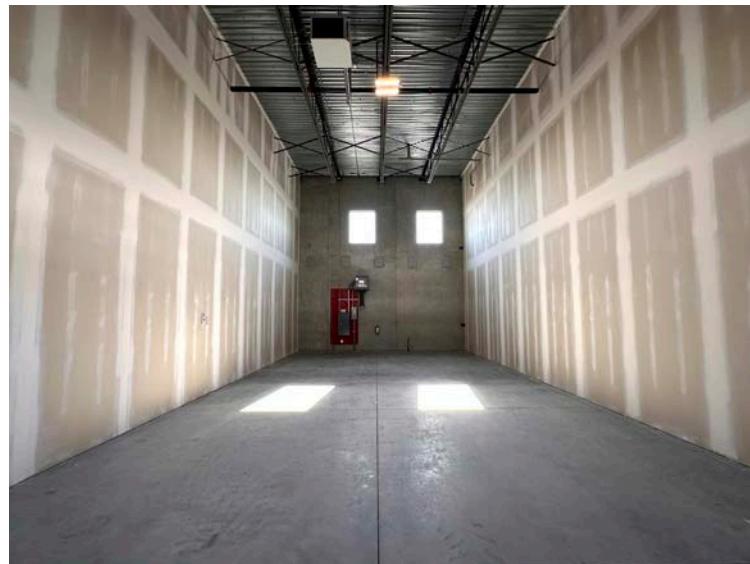
Wash Bay



Common Area
Club House
and Wash Bay



Condo	Municipal	Model	Size	Including Share of	Tax	Condo Fee	Price
Unit	Unit		Sq. Ft.	Common Area		(Annual)	
1	101	Chromium	1,500	1,642 Sq. Ft.			SOLD
2	103	Chromium	1,500	1,646 Sq. Ft.			SOLD
3	105	Carbon	1,250	1,372 Sq. Ft.			SOLD
4	107	Carbon	1,250	1,372 Sq. Ft.			SOLD
5	109	Carbon	1,250	1,372 Sq. Ft.			SOLD
6	111	Carbon	1,250	1,372 Sq. Ft.			RESERVED
7	113	Titanium	4,000	4,389 Sq. Ft.	\$24,229.75	\$5,183.35	\$1,400,000
8	115	Carbon	1,250	1,372 Sq. Ft.			SOLD
9	117	Platinum	3,750	4,114 Sq. Ft.			SOLD
10	119	Carbon	1,250	1,372 Sq. Ft.			SOLD
11	121	Carbon	1,250	1,372 Sq. Ft.			SOLD
12	123	Carbon	1,250	1,372 Sq. Ft.			SOLD
13	125	Carbon	1,250	1,372 Sq. Ft.			SOLD
14	127	Carbon	1,250	1,374 Sq. Ft.			SOLD
15	133	Carbon	1,250	1,372 Sq. Ft.	\$8,502.24	\$1,625.18	\$468,750
16	135	Carbon	1,250	1,372 Sq. Ft.	\$8,502.24	\$1,625.18	\$468,750
17	137	Carbon	1,250	1,372 Sq. Ft.	\$8,502.24	\$1,625.18	\$468,750
18	139	Carbon	1,250	1,372 Sq. Ft.	\$8,502.24	\$1,625.18	\$468,750
19	141	Carbon	1,250	1,372 Sq. Ft.	\$8,502.24	\$1,625.18	\$468,750
20	143	Steel	3,140	3,445 Sq. Ft.	\$19,045.45	\$4,062.96	\$1,177,500
21	145	Iron	2,350	2,580 Sq. Ft.	\$14,646.99	\$3,065.69	\$881,250
22	147	Iron	2,350	2,581 Sq. Ft.			SOLD
23	149	Tungsten	2,880	3,159 Sq. Ft.	\$17,582.94	\$3,724.38	\$1,080,000
24	151	Carbon	1,250	1,372 Sq. Ft.	\$8,502.24	\$1,625.18	\$468,750
25	153	Carbon	1,250	1,372 Sq. Ft.	\$8,502.24	\$1,625.18	\$468,750
26	155	Carbon	1,250	1,372 Sq. Ft.	\$8,502.24	\$1,625.18	\$468,750
27	157	Chromium	1,500	1,646 Sq. Ft.			SOLD
28	159	Chromium	1,500	1,642 Sq. Ft.			C/S



Example Floorplan

The Carbon

Size: 1,250 Sq. Ft. +/-

Common area

Gross up size: 1,372 Sq. Ft. +/-

Doors: 14' W x 14' H Overhead Door

Ceiling Height: 22'6" Clear

Windows: 2

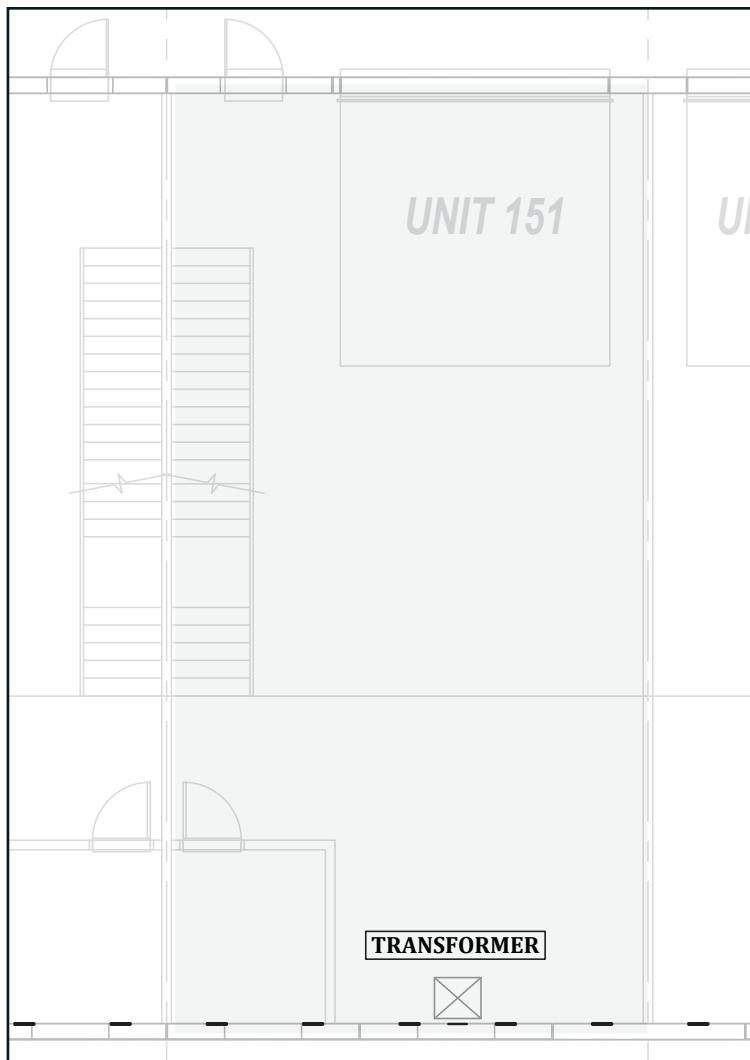
Power: 100 AMP Sub Panel

HVAC: Unit Heater

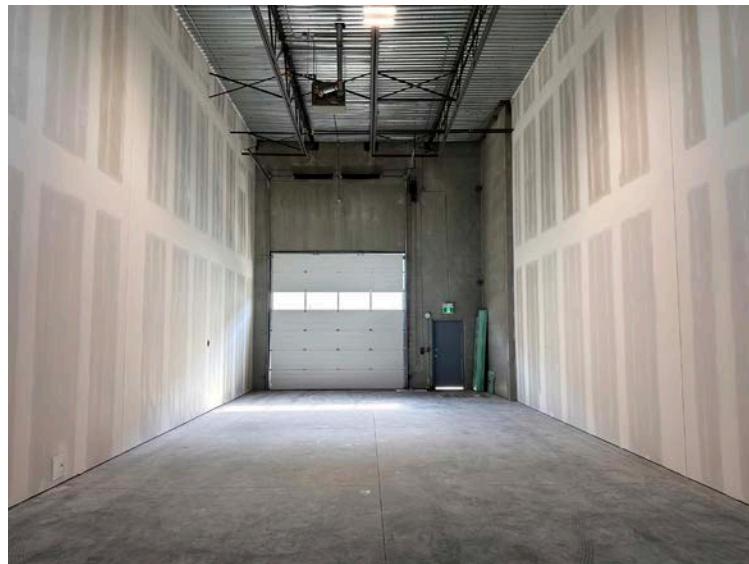
Tax (2025): \$8,534.98

Condo Fees: \$1,625.18 per annum

Price: Starting at \$437,500.00 + GST



*All lines are approximate. Mezzanine and bathroom buildout not included in base price.



Example Floorplan

The Chromium

Size: 1,500 Sq. Ft. +/-

Common area

Gross up size: 1,646 Sq. Ft. +/-

Doors: 14' W x 14' H Overhead Door

Ceiling Height: 22'6" Clear

Windows: 2

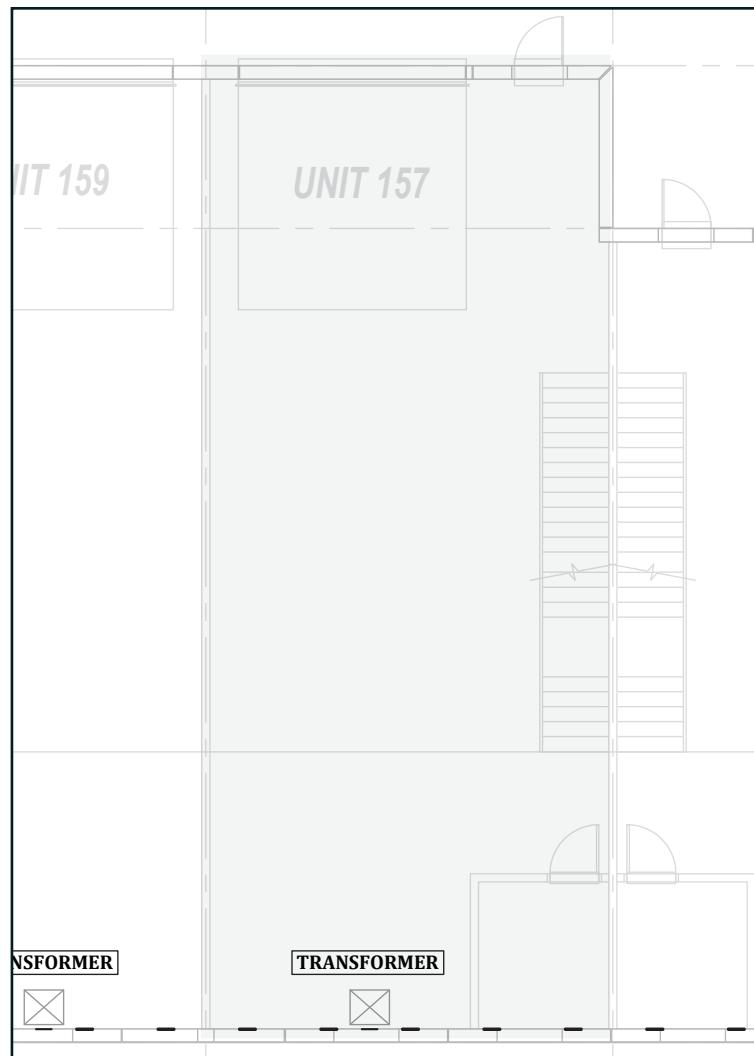
Power: 100 AMP Sub Panel

HVAC: Unit Heater

Tax (2025): \$9,593.67

Condo Fees: \$1,939.14 per annum

Price: Starting at \$525,000.00 + GST



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The Iron

Size: 2,350 Sq. Ft. +/-

Common area

Gross up size: 2,580 Sq. Ft. +/-

Doors: 14' W x 14' H Overhead Door

Ceiling Height: 22'6" Clear

Windows: 2

Power: 100 AMP Sub Panel

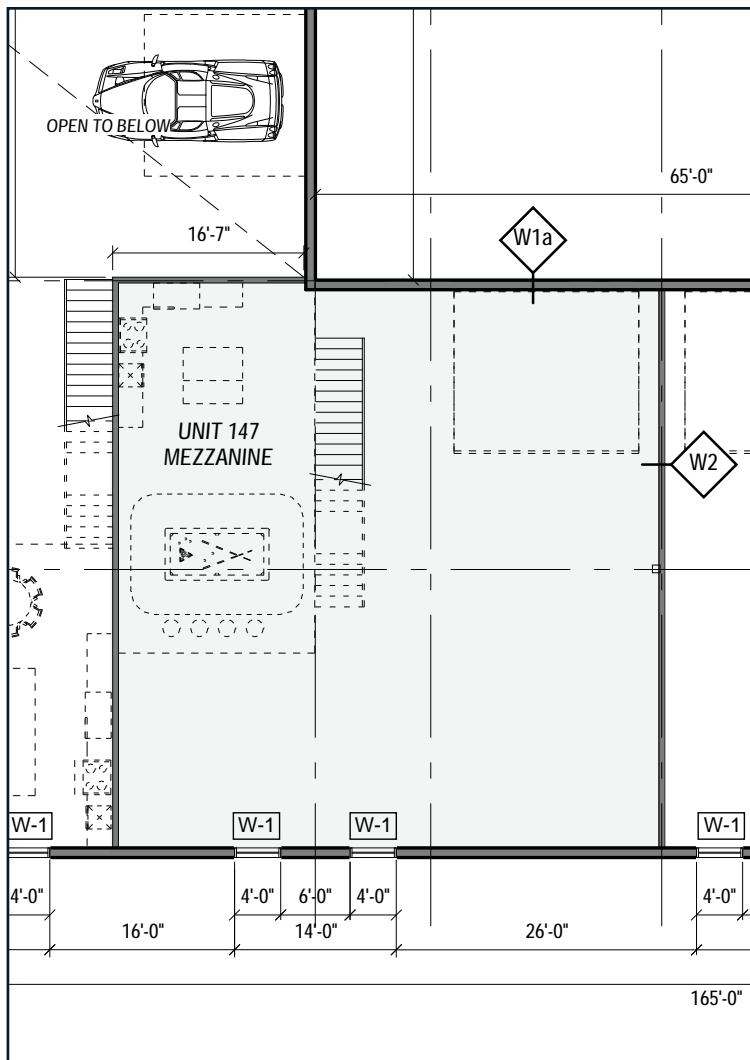
HVAC: Unit Heater

Tax (2025): \$14,712.48

Condo Fees: \$3,084.16 per annum

Price: Starting at \$881,250.00 + GST

Example Floorplan



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The Tungsten

Size: 2,880 Sq. Ft. +/-

Common area

Gross up size: 3,159 Sq. Ft. +/-

Doors: 14' W x 14' H Overhead Door

Ceiling Height: 22'6" Clear

Windows: 9

Power: 100 AMP Sub Panel

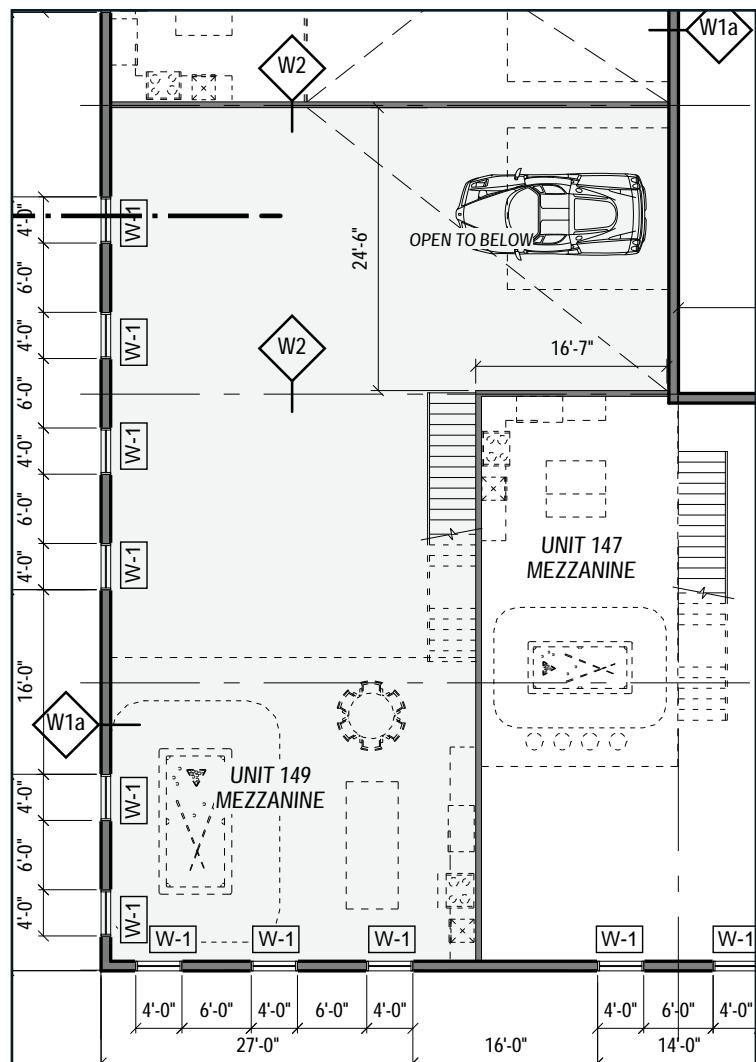
HVAC: Unit Heater

Tax (2025): **\$17,582.94**

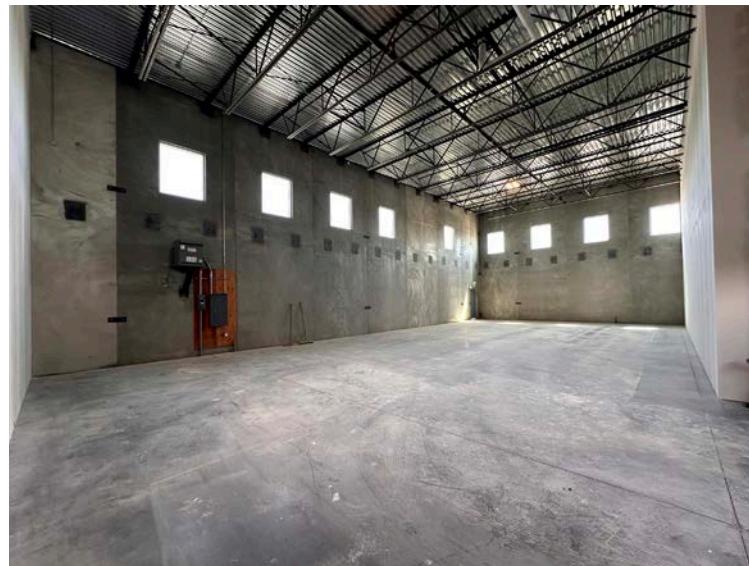
Condo Fees: **\$3,724.38 per annum**

Price: Starting at \$1,080,000.00 + GST

Example Floorplan



**All lines are approximate. Mezzanine and bathroom buildout not included in base price.*



The Steel

Size: 3,030 Sq. Ft. +/-

Common area

Gross up size: 3,445 Sq. Ft. +/-

Doors: 14' W x 14' H Overhead Door

Ceiling Height: 22'6" Clear

Windows: 9

Power: 100 AMP Sub Panel

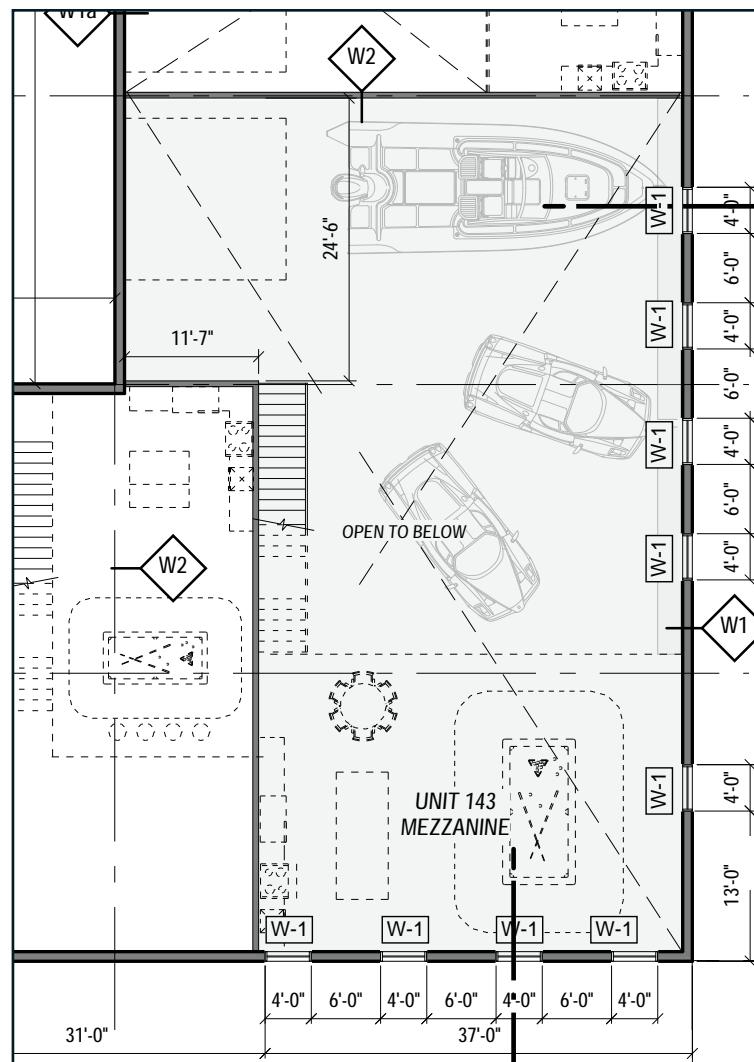
HVAC: Unit Heater

Tax (2025): \$19,045.45

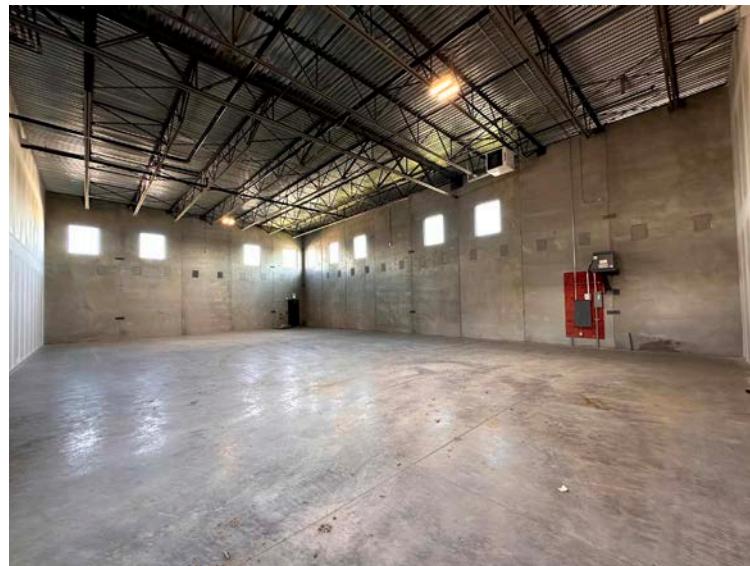
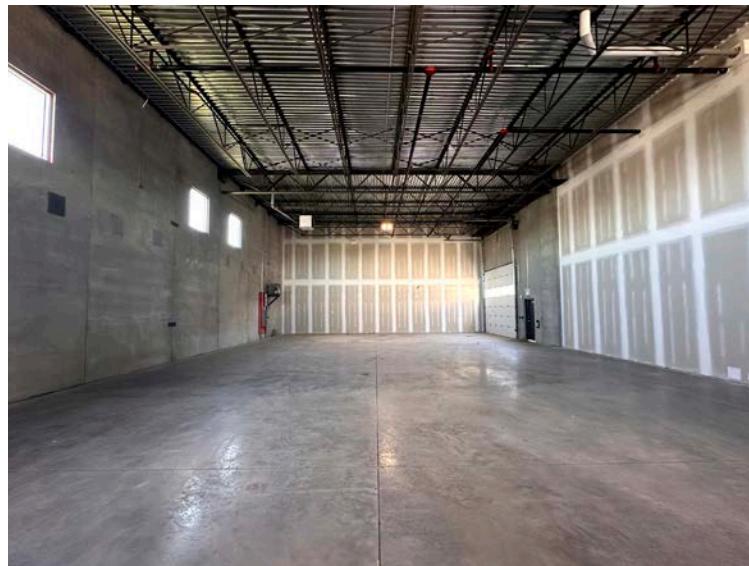
Condo Fees: \$4,062.96 per annum

Price: Starting at \$1,177,500.00 + GST

Example Floorplan



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Example Floorplan

The Titanium

Size: 4,000 Sq. Ft. +/-

Common area

Gross up size: 4,389 Sq. Ft. +/-

Doors: 14' W x 14' H Overhead Door

Ceiling Height: 22'6" Clear

Windows: 9

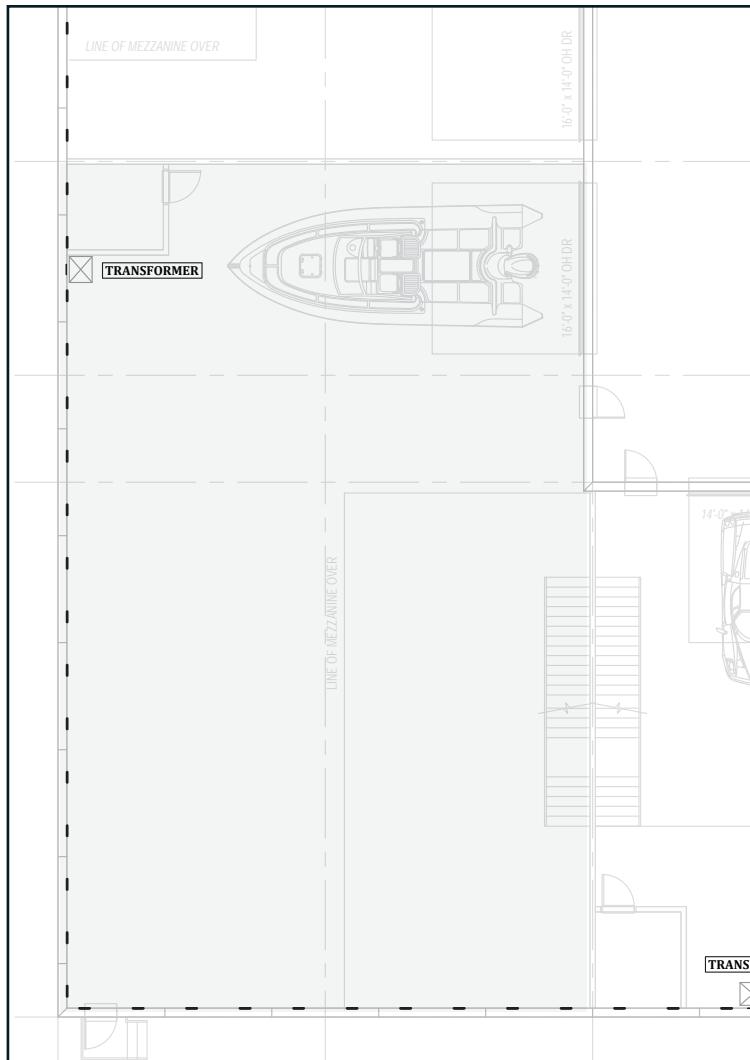
Power: 100 AMP Sub Panel

HVAC: Unit Heater

Tax (2025): \$24,229.75

Condo Fees: \$5,183.35 per annum

Price: Starting at \$1,400,000.00 + GST



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FOR MORE INFORMATION, CONTACT:

MARK SCHELL
403 861 1143
mschell@schellbrothers.ca



GRANT SCHELL
403 701 4273
gscell@schellbrothers.ca

Schell Brothers Real Estate Corp.
216 Stewart Green SW Calgary, AB T3H 3M1
403 475 2767 | schellbrothers.ca

BENNETT EDWARDSON
403 973 0238
bennett@mpirealty.ca

JIM EDWARDSON
403 540 0238
jim@mpirealty.ca

MANCHESTER
PROPERTIES INC

Manchester Properties Inc.
242 62 Avenue SE Calgary, AB T2H 2E6
403 212 5375 | manchesterproperties.ca

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