

WAREHOUSE CONDO WITH OFFICE AND SHOP SPACE *FOR SALE*

MANCHESTER
PROPERTIES INC.

935A 48 AVENUE SE
CALGARY, AB T2G 2A7



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OWNER USER and/or Investor Opportunity

**All lines are approximate*

Condo Unit Size:	4,950 Sq. Ft. (+/-)	Price:	\$859,000
Warehouse:	2,720 Sq. Ft. (+/-)	Property Tax:	\$17,428.06 (2023)
Front Warehouse:	630 Sq. Ft. (+/-)	Condo Fee:	\$1.47 per Sq. Ft.
Office:	750 Sq. Ft. (+/-)	Reserve Fund:	\$1.01 per Sq. Ft.
Mezzanine:	750 Sq. Ft. (+/-)	Year Built:	1968
Total Useable:	4,851 Sq. Ft. (+/-)	Zoning:	IG
Front Loading:	12' W x 14' H Overhead Door	Parking:	9 Spaces total: 7 Stalls +
Rear Loading:	12' W x 14' H Overhead Door		parking in front of 2 overhead
Ceiling Height:	16' (+/-) In warehouse		doors
Power:	TBV	Legal:	Plan 0910081 Unit 12

The rear warehouse of 2,720 Sq. Ft. is currently tenanted by a Millwork shop. They would be interested in staying and negotiating a longer lease. Front portion is vacant as it was occupied by the owner. With 90 Days notice, the entire space can be provided vacant for an owner user.

Note: The Condo unit size is larger than the Useable size due to a renovation completed that reduced the size of the mezzanine that existed at the time this building was converted into a commercial warehouse condominium.

The Unit: 935A



Warehouse and Office Condo

The Unit has been demised into two occupiable spaces. Most recently the owner occupied the front portion (Suite 1) which consists of main floor office, small warehouse shop with one 12' x 14' overhead drive in door, and a mezzanine with additional storage and work spaces. The rear portion (Suite 2) is an open warehouse space with one 12' x 14' overhead drive indoor. The front vestibule entrance is shared between 935A and its neighbouring unit 935B. Through the vestibule and into the 935A unit there is a common hallwar for access to both 'Suite 1' and 'Suite 2' with shared access to two (2) common bathrooms for Suite 1 and Suite 2. There is a total of 3 bathrooms in the Unit.

Demised 'Suite' 1



Front Office and Shop

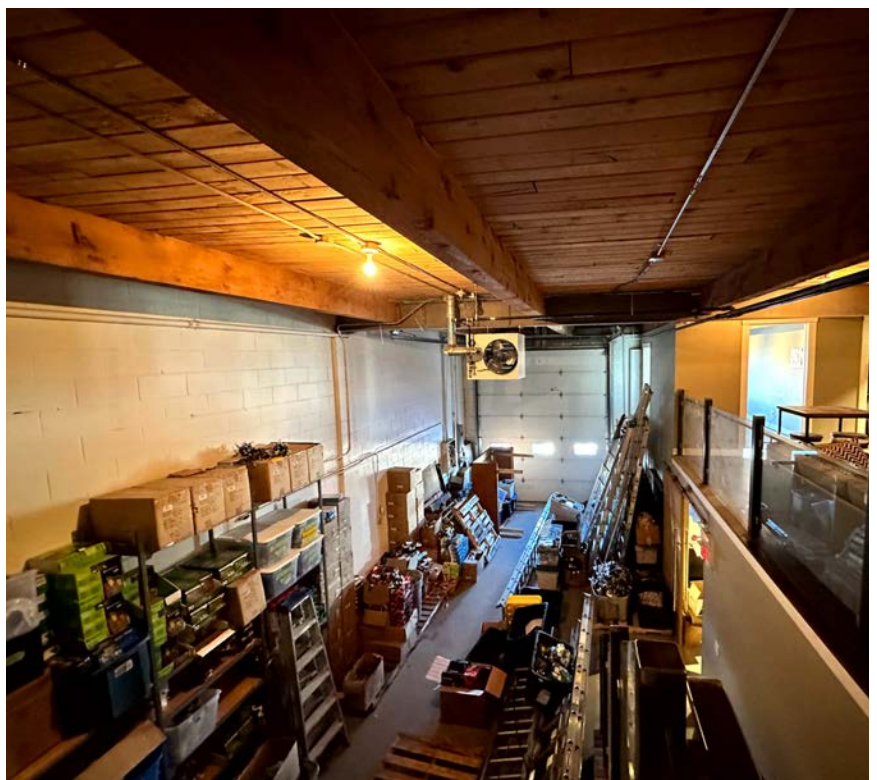
The front office and shop consists of main floor office, small shop/warehouse and a mezzanine level. The main floor has one private office, one work station, access to two (2) common bathrooms that are shared with both Suite 1 and 2 in Unit 935A. The mezzanine level offers a third private bathroom, kitchenette area, open meeting/break area and two non conforming private offices.

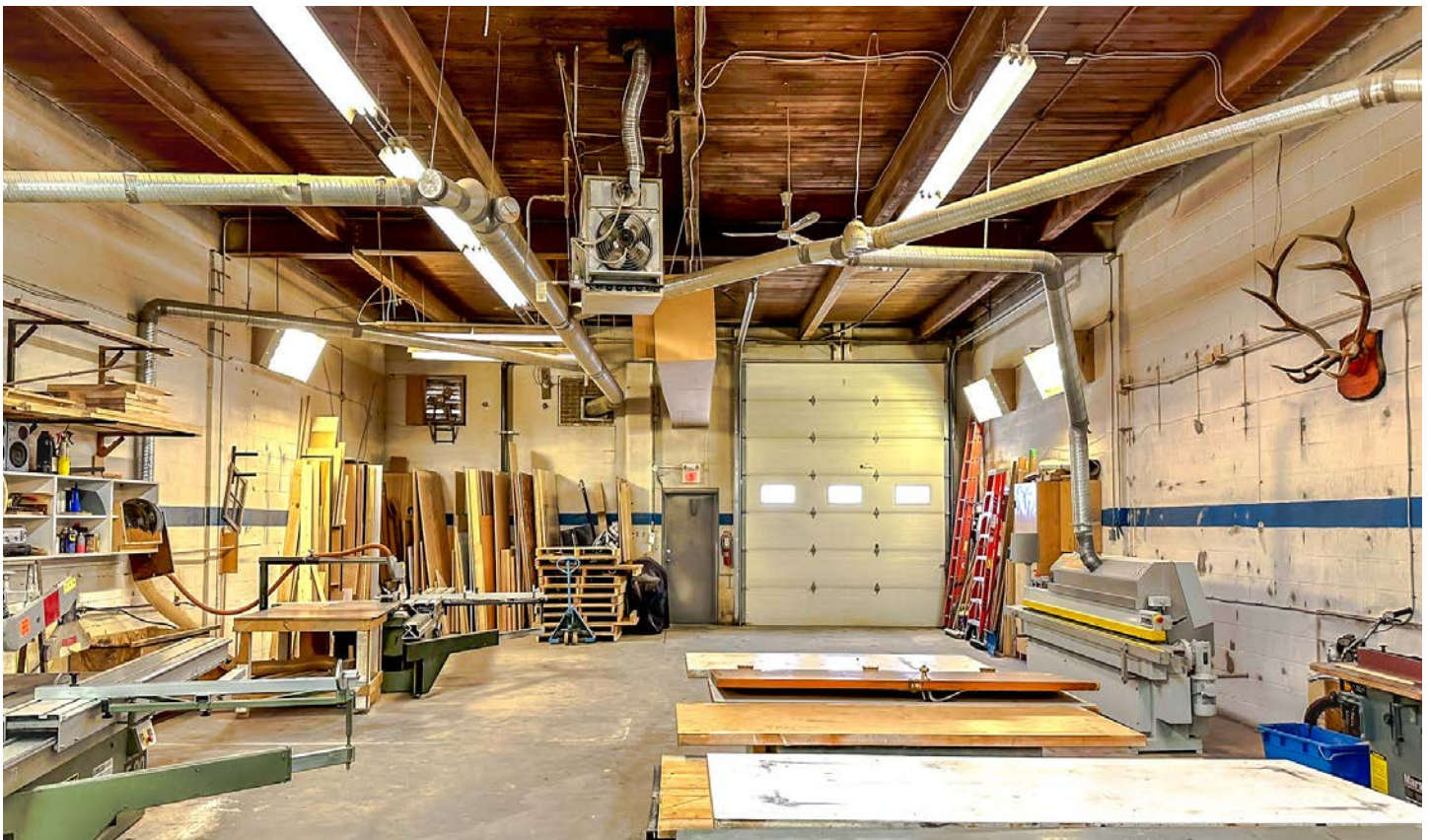
Demised 'Suite' 2



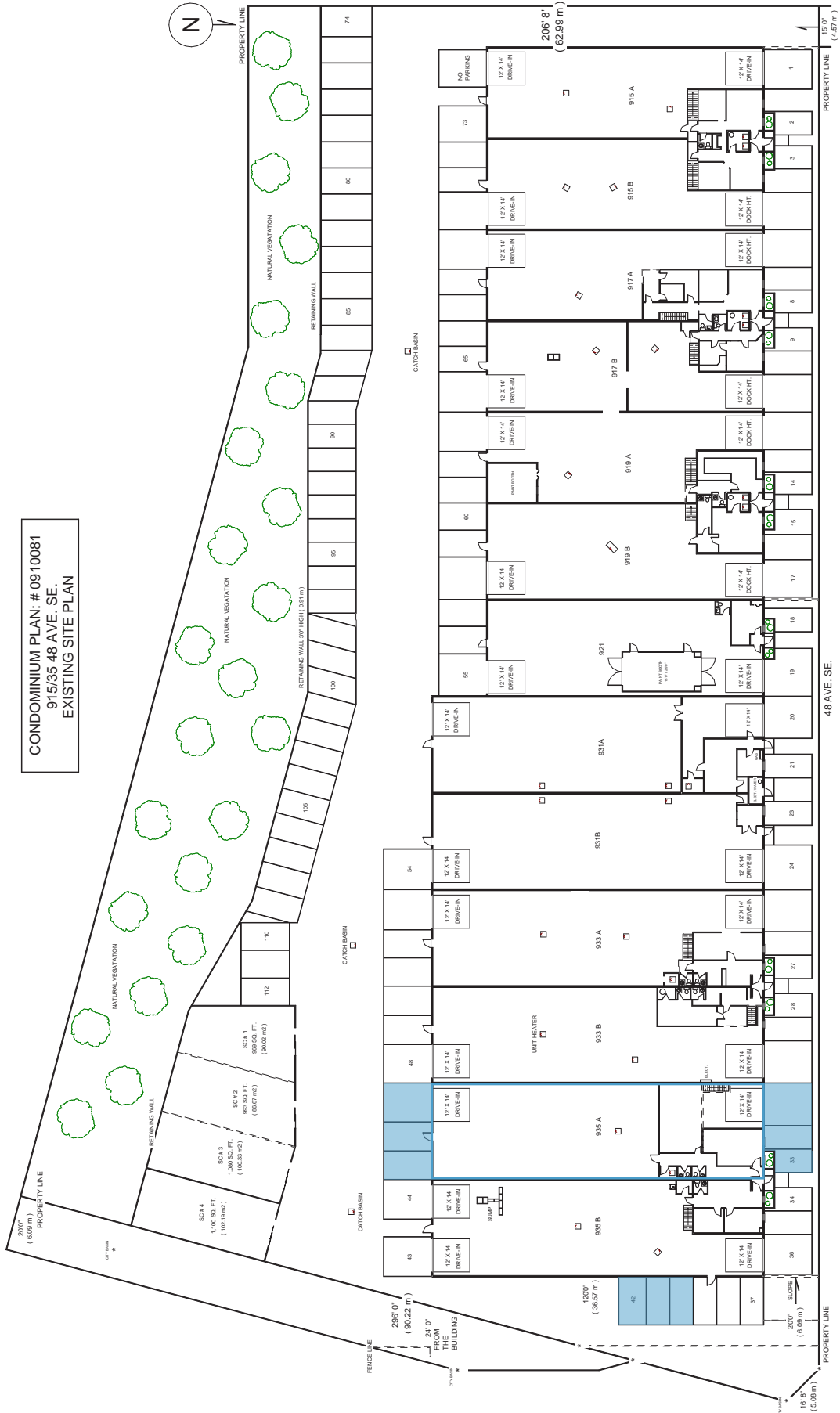
Rear Warehouse

The warehouse is currently tenanted by a woodworking shop. The space is wide open 34' wide x 80' deep clear span space with 16' ceilings. There is access to this space through the front of the building through a shared hallways or from the rear man door. This space can be provided tenanted or vacant. A new owner could also add an interior double door or remove a portion of the demising wall between the front and back to make the Unit, Drive Through.





CONDOMINIUM PLAN: # 0910081
915/35 48 AVE. SE.
EXISTING SITE PLAN





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