

For Sale



INDUSTRIAL CONDOS

RARE REDEVELOPMENT PURCHASE OPPORTUNITY

1209 - 1227 38 AVENUE NE
CALGARY, ALBERTA



HIGHLIGHTS

Each unit has the following


- **NEW** Roof Top Heating /Cooling Units (RTU) in Office areas
- **NEW** LED Lighting
- **NEW** Overhead doors and man doors
- **NEW** Demising walls with 2 hour fire rating
- **NEW** Gas Fired Unit Heaters
- **NEW** Electrical Panel in each unit
- **NEW** Sprinkler upgrade (Units 2,3,4 & 5 Upgraded to ESFR)
- **NEW** Paint on all interior walls

PROPERTY DESCRIPTION

Taxes:	\$3.00 psf est.
Condo Fees:	\$1.25 psf est. 2024
Zoning:	I-G Industrial General
Site Size:	3.3 Acres
Condo Plan:	2311551
Bay Sizes:	7,575 - 12,386 sq. ft. - see floor plans Typical Bay - 160'x40' footprint
Possession:	30 Days

BUILDING DETAILS


District
McCall Industrial


Power
100 Amp/600
Volt/Bay


**Loading
Dock**


68' Marshalling
Area


Ceiling
21' Warehouse
8'6" Main Floor
9'11" Mezzanine Area
(TBV)

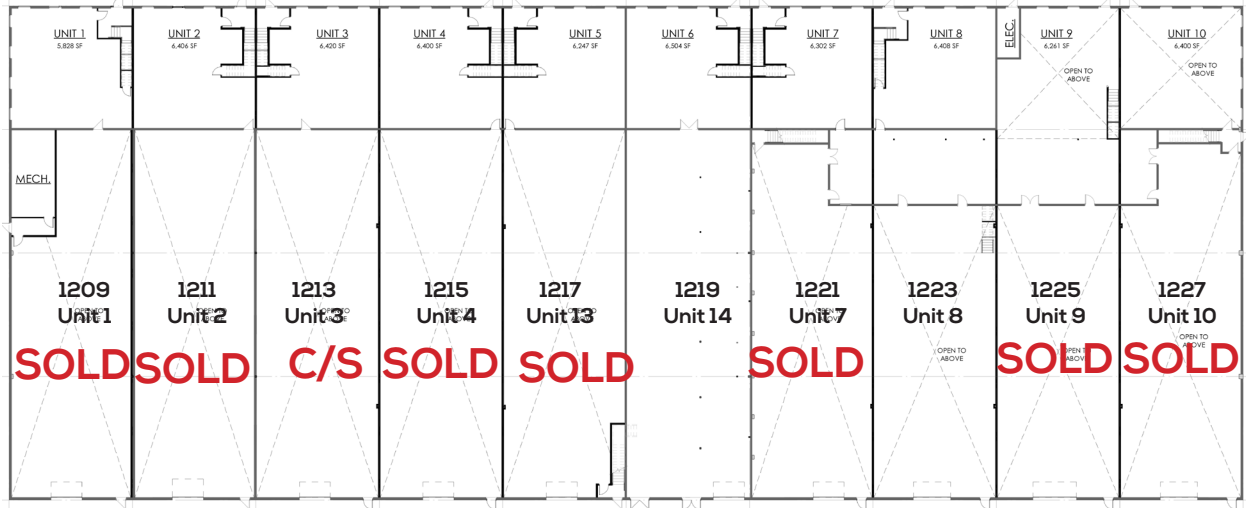
HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions

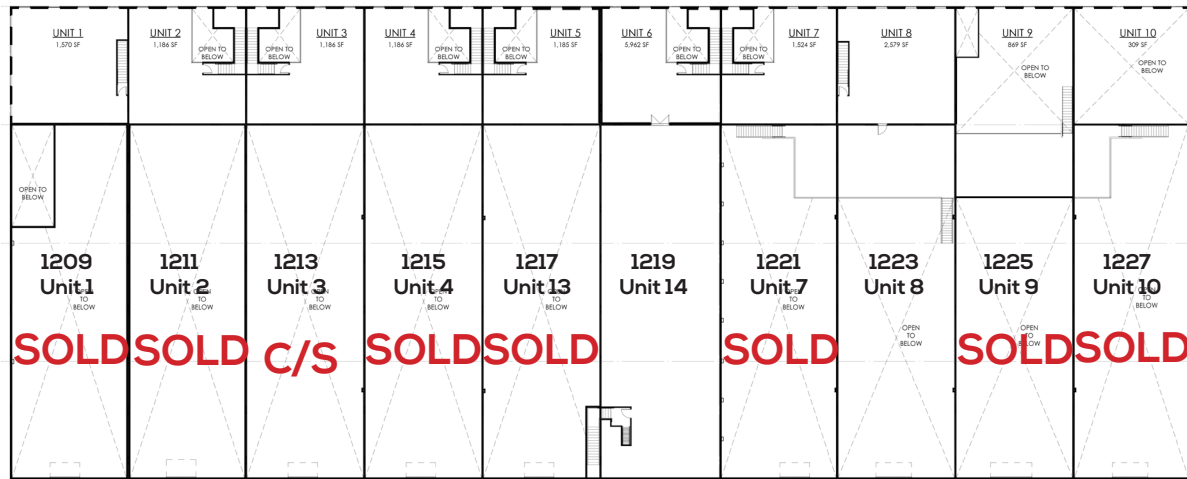
FLOOR PLANS

1209 - 1227 38 Avenue NE, Calgary, Alberta

Main Floor

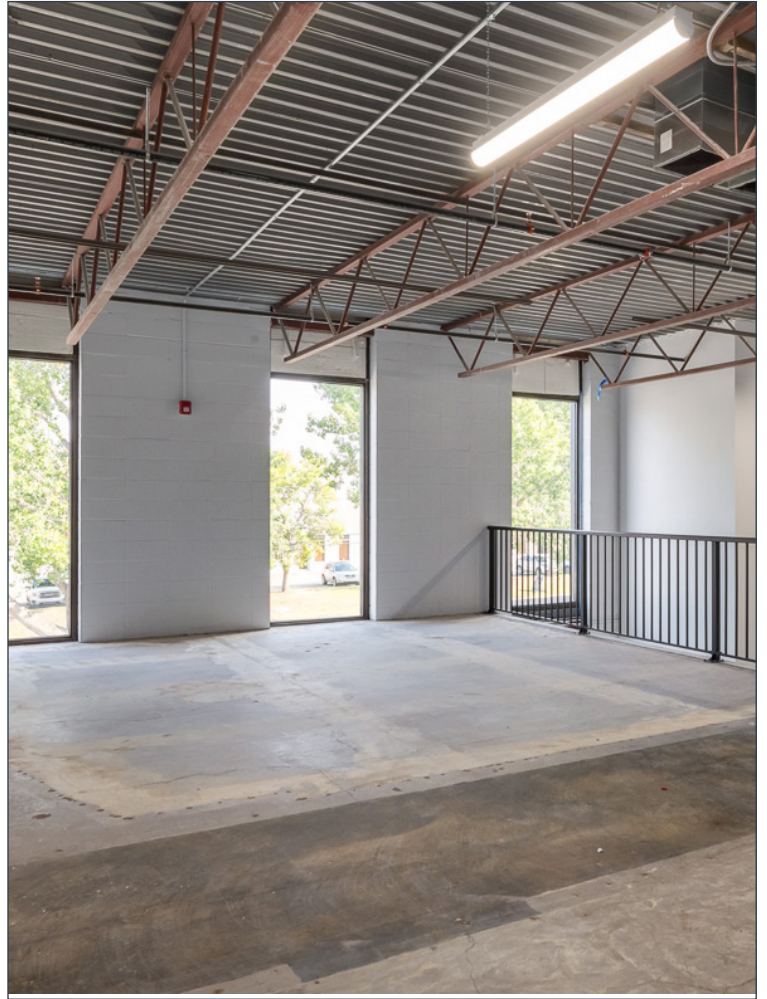


Second Floor



Address	Legal Unit #	Loading	Total SF	Main Floor SF	Mezz. SF	Parking Stalls	Sale Price	Price PSF
1209	1						SOLD	
1211*	2						SOLD	
1213*	3	DK (10x10)	7575	6357	1218	5	\$1,696,800	\$224
1215*	4						SOLD	
1217*	13						SOLD	
1219	14	DK (10x10)	12384	6431	5953	8	\$1,981,440	\$160
1221	7						SOLD	
1223	8	DK (10x10)	8881	6360	2521	4	\$1,953,820	\$220
1225	9						SOLD	
1227	10						SOLD	
						+ 4AC + 19 Visitor		

* Equipped with ESFR sprinklers



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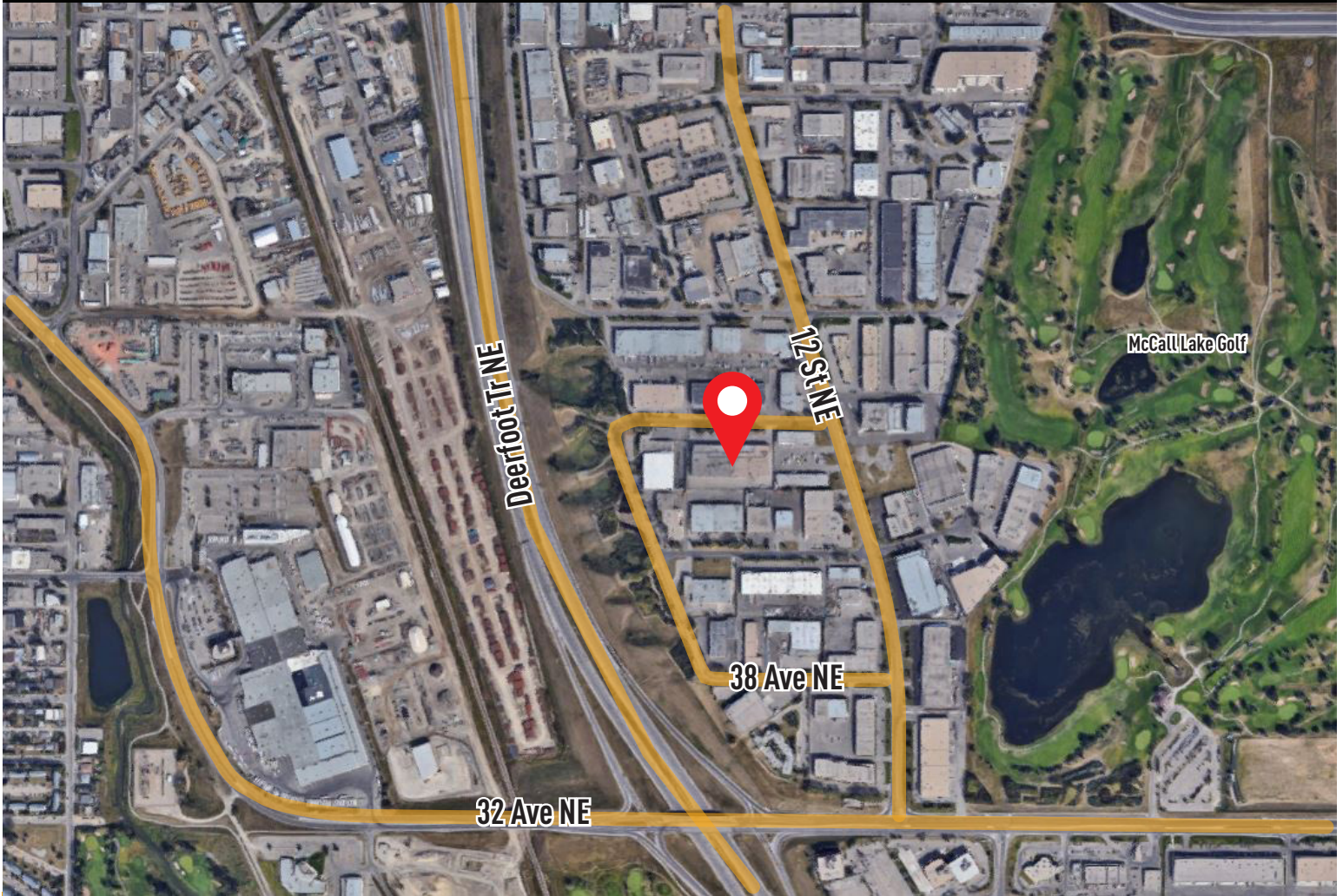
HIGHLIGHTS

- Attractively priced at \$160 psf.
- Unique opportunity! Two storey space, suitable for warehouse or lab, or many other uses.
- Full climate control with 4 new rooftop units providing heating and air conditioning on both floors.



LOCATION

1209 - 1227 38 Avenue NE, Calgary, Alberta



CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

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