

For Sale



LT. INDUSTRIAL CONDO FOR SALE

4209 BRANDON STREET SE
CALGARY, ALBERTA



HIGHLIGHTS

- Cinder block building fitted with fiber optics and LED lighting
- Roof, furnace and boiler replaced in 2016. New windows, warehouse overhead doors, warehouse heaters
- 2 main floor bathrooms, 4 main floor offices plus a server room, 2 large mezzanine level offices
- 12' x 12' foot rear dock loading bay, 10' x 10' foot drive through side loading bay
- Warehouse 16' 5" clear ceiling height 17' 5" to deck

PROPERTY DESCRIPTION

Available Area:	2,420 sq. ft warehouse 1,088 sq. ft. office 1,202 sq. ft. mezzanine 4,710 sq. ft. gross area
Property Tax:	\$4,400 / annum est. 2024
Condo Fee:	TBD
Zoning:	I-G
Occupancy:	Immediate
Parking:	Ample

BUILDING INFO.



Loading

1 - 12' x 12' dock
1 - 10' x 10' drive-thru



Ceiling Height

16'5" Clear
Warehouse
17'5" to Deck



**Traffic
Count**

26,000 vpd on 42 Ave. SE



Power

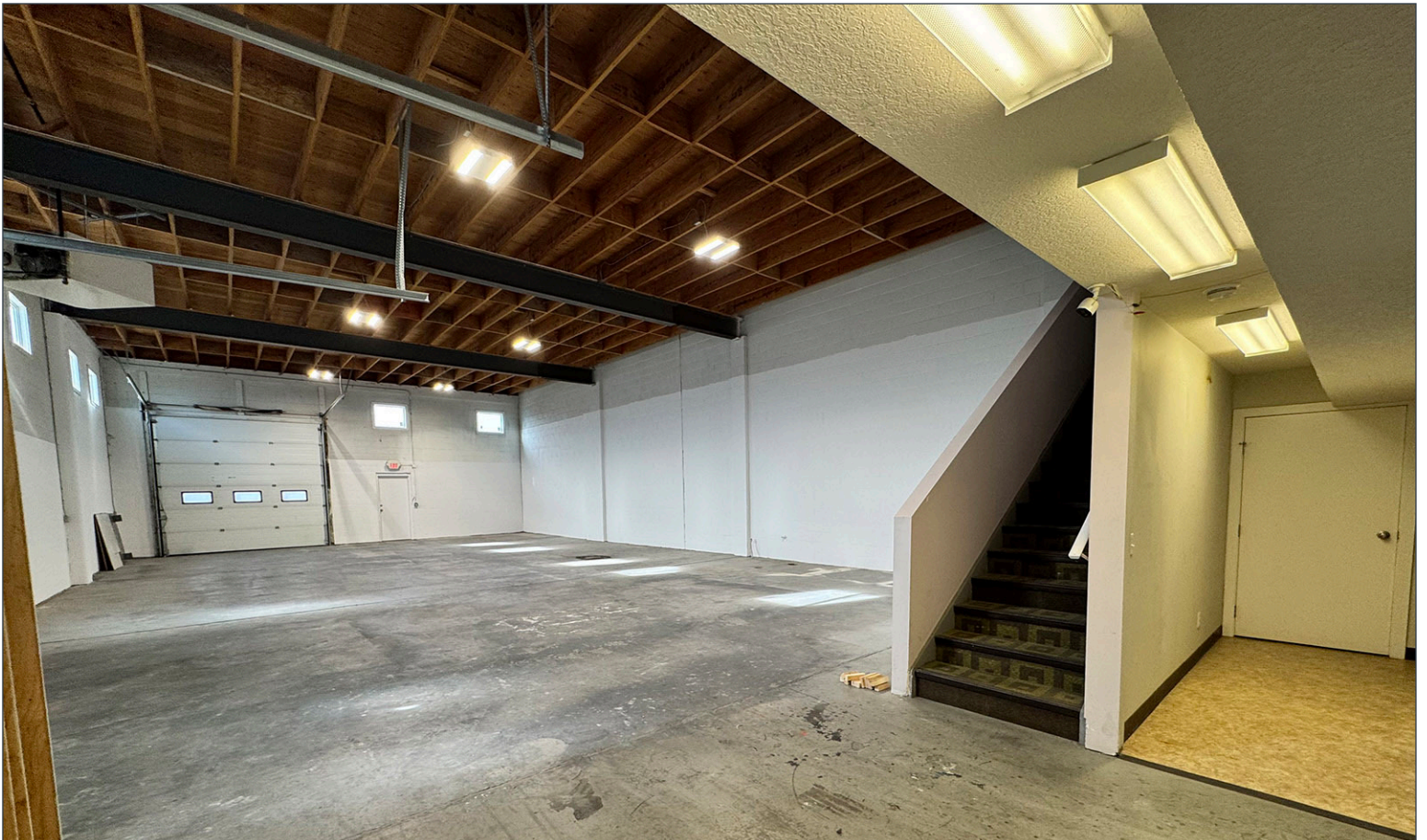
Ample
Fiber Optics

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
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AvenueCommercial.com

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LOADING BAY PHOTOS

4209 Brandon Street SE, Calgary, Alberta



MEZZANINE PHOTOS

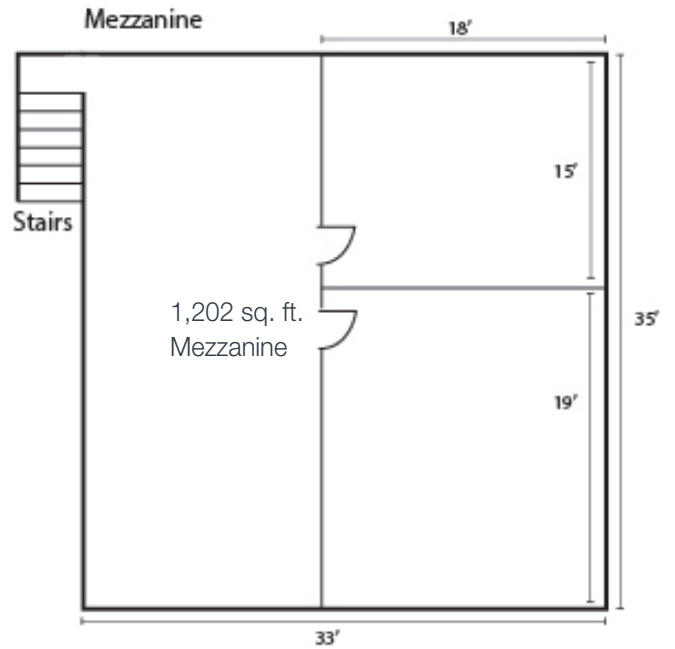
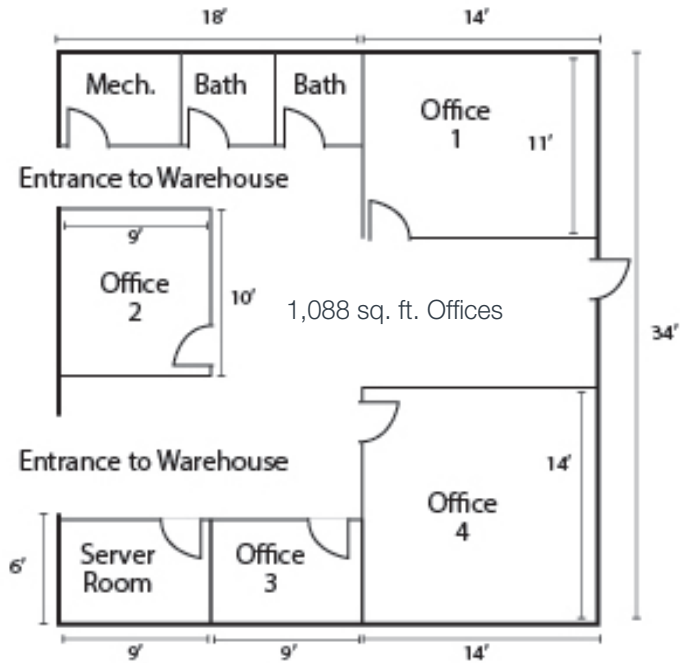
4209 Brandon Street SE, Calgary, Alberta



OFFICE PHOTOS

4209 Brandon Street SE, Calgary, Alberta





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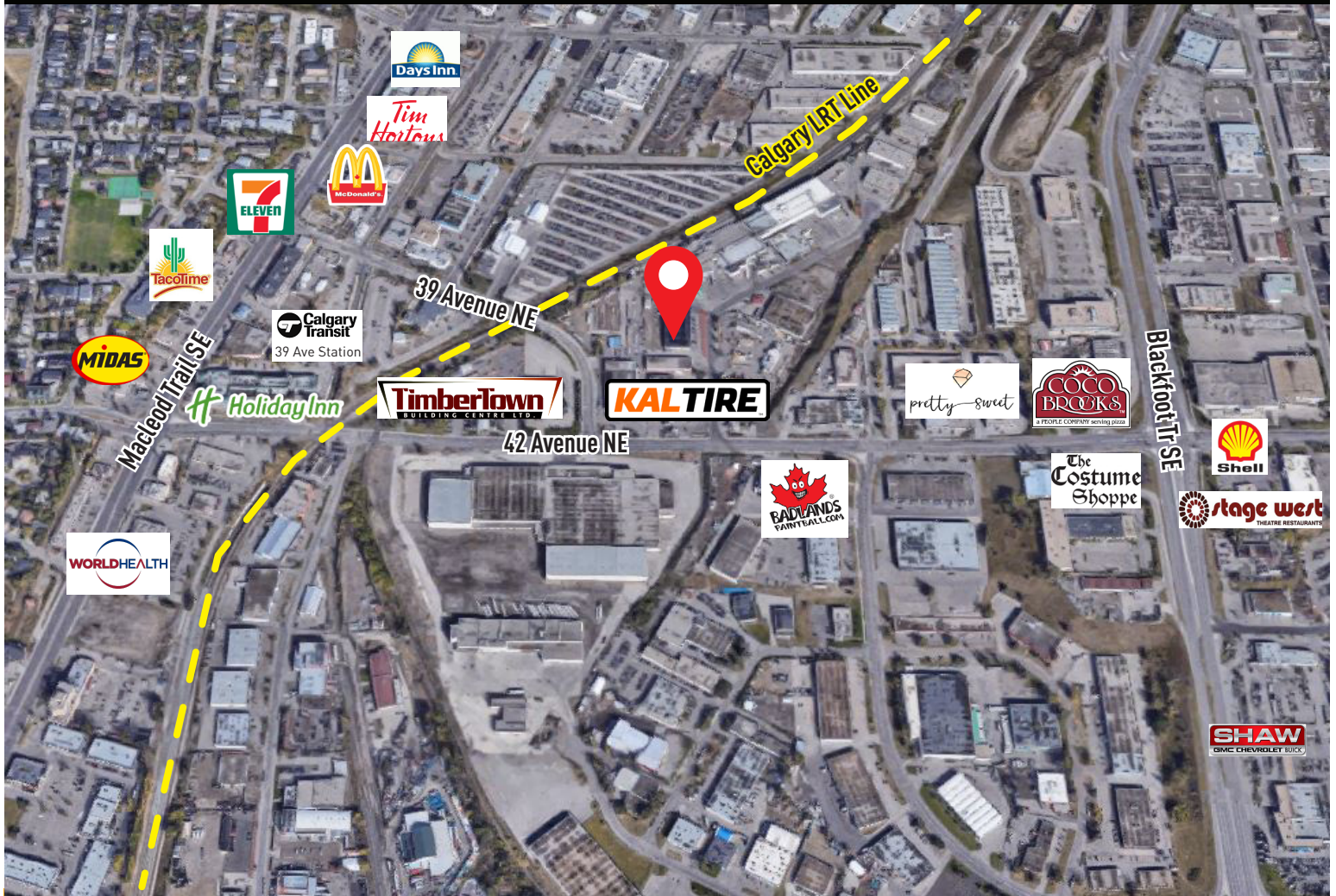
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LOCATION

4209 Brandon Street SE, Calgary, Alberta



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