

± 3,565 SF Industrial Condominium
// CFIA Approved & Heavy Power

FOR SALE

7003 30 Street SE, Unit 13
Calgary, AB



Presented by:

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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



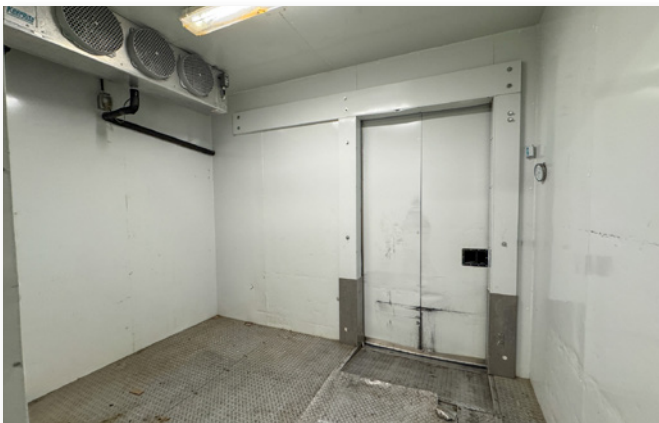
PROPERTY OVERVIEW

District:	Foothills Industrial
Zoning:	Industrial General (I-G)
Square Footage Breakdown:	
Main Floor Office:	± 865 SF
Second Floor Office:	± 900 SF
Warehouse	± 1,800 SF
Total:	± 3,565 SF
Clear Height:	20'
Loading:	1 Drive-in (12'w x 14'h)
Power:	400 Amps, 208 Volt (TBV)
Sale Price:	\$875,000+ Equipment
Property Tax (2026):	\$14,806.47 per annum
Condo Fees (2026):	\$1,004 per month
Availability:	Immediate

PROPERTY COMMENTS

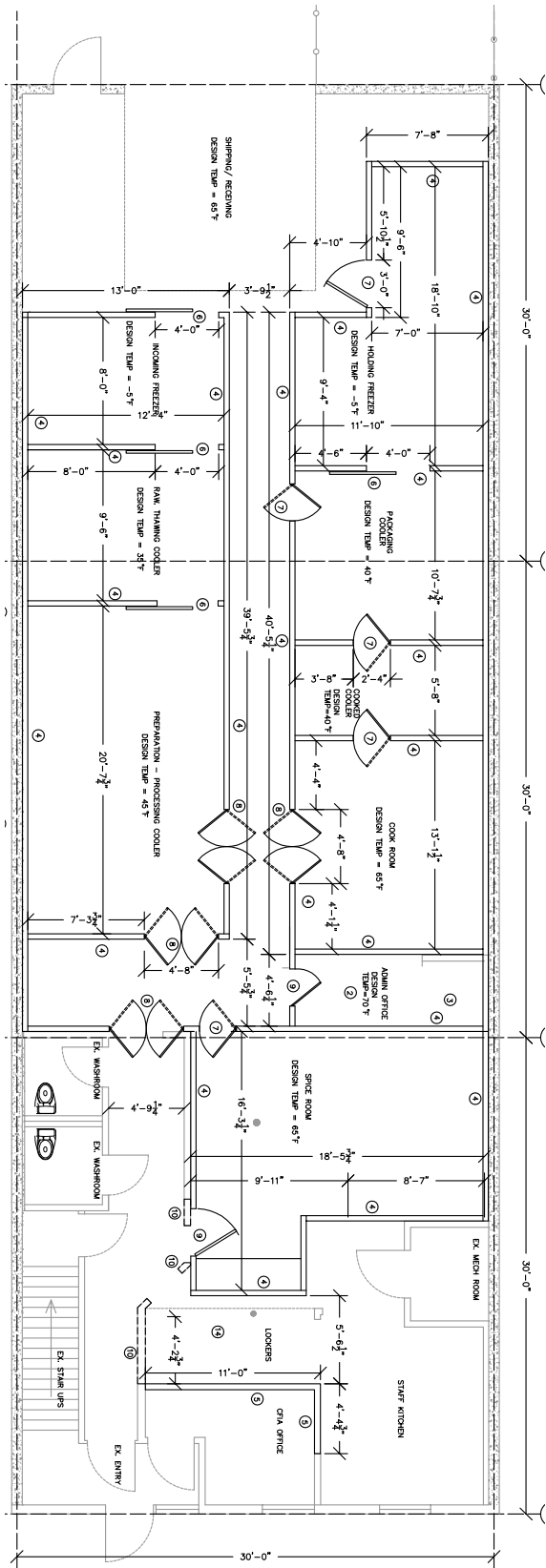
- **CFIA approved for food processing**
- Upgraded power to 400 Amps, 208 Volt (TBV)
- Drains installed through the premises
- New roof installed
- Office over two floors - including several private offices, kitchenette and washrooms on both floors
- 3 parking stalls
- Cooler, freezer, and other equipment at extra cost - please ask listing agent for details
- Close proximity to 30 Street SE, Barlow Trail SE, Glenmore Trail SE and Deerfoot Trail SE

PROPERTY // Photo Gallery

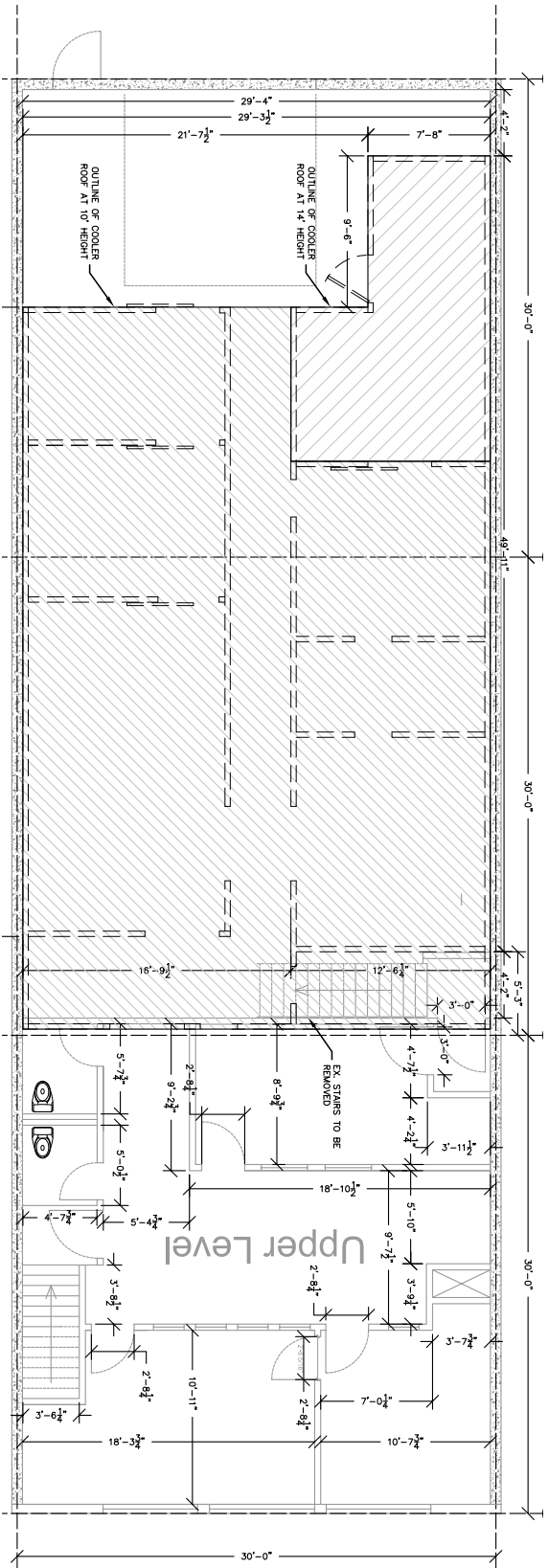


FLOOR PLANS

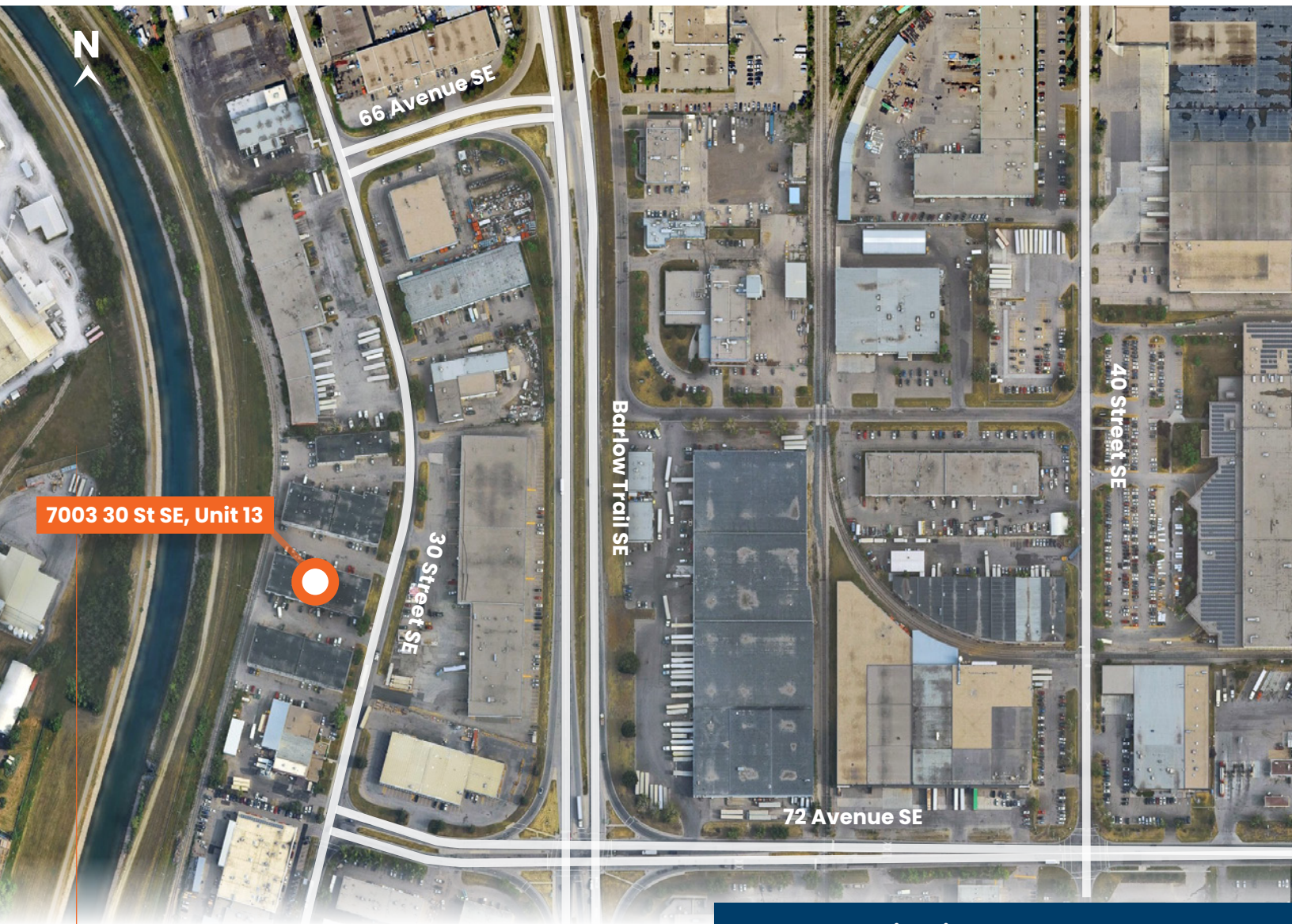
Main Floor



Second Floor



LOCATION



Drive Times:



Deerfoot Trail SE: **5 minutes**

Downtown Calgary: **15 minutes**

YYC International Airport: **18 minutes**

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