

5723 10 Street NE, Unit 402

Calgary, Alberta

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±1,753 Industrial Condo Ownership Opportunity



5723 10 St NE, Unit 402

Calgary, Alberta | T2E 8W7



Rentable Area	Main Floor:	±1,149 SF
	Second Floor:	±604 SF
	Total Rentable Area:	±1,753 SF
Zoning	I-G (Industrial-General)	
Loading	1 x Drive-in	
Ceiling Height	20' Clear	
Power	100 Amp (TBV)	
Property Taxes	\$7,696.70/Year	
Condo Fees	\$352.00/Month	
Purchase Price	\$599,000.00	
Availability	30-90 Days	

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For Sale

I-G

Zoning

1xDI

Loading

20'

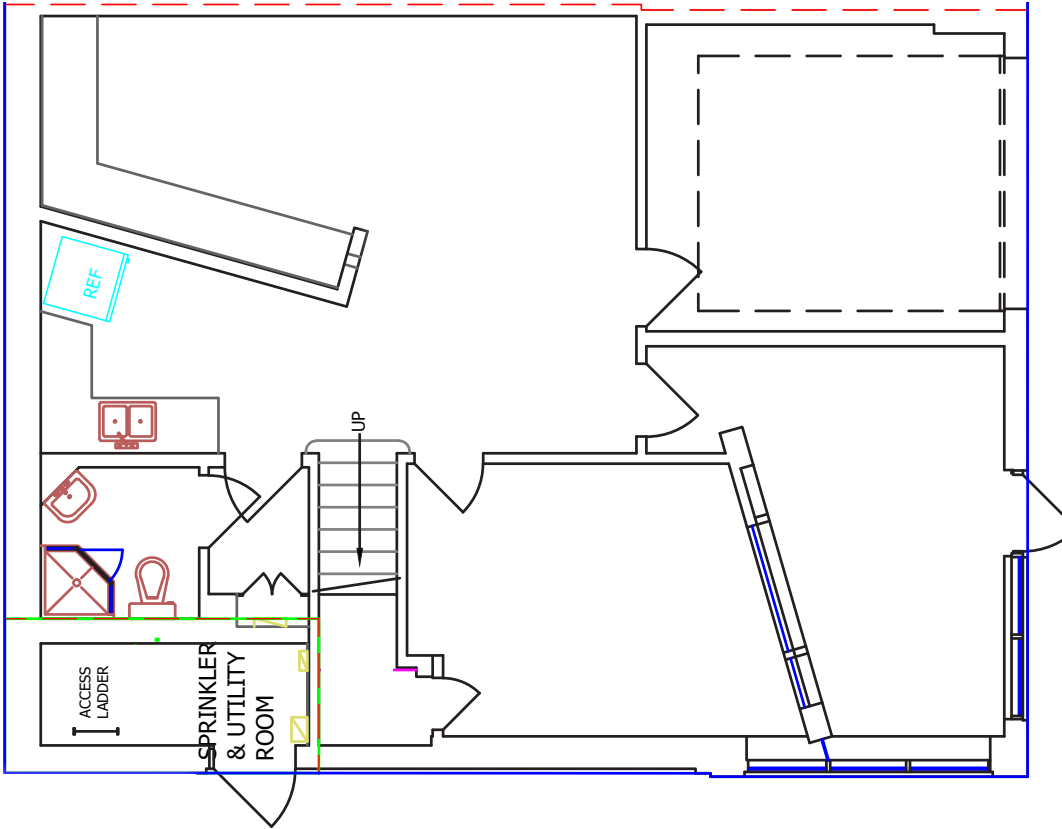
Clear Height (Feet)

Property Highlights

- + Rare opportunity to acquire a small-bay industrial condo
- + Move-in ready and well-maintained unit featuring a high-quality office build-out over two floors, complemented by functional warehouse space
- + Premium construction and fixturing including slate flooring, granite counters, solid wood hickory cabinets, crossley carpet, shower in bathroom, HVAC rooftop unit
- + Located within a well-constructed, brick-faced commercial condo complex
- + Conveniently situated within walking distance to public transit and Deerfoot City Mall
- + Excellent accessibility with quick connections to Deerfoot Trail

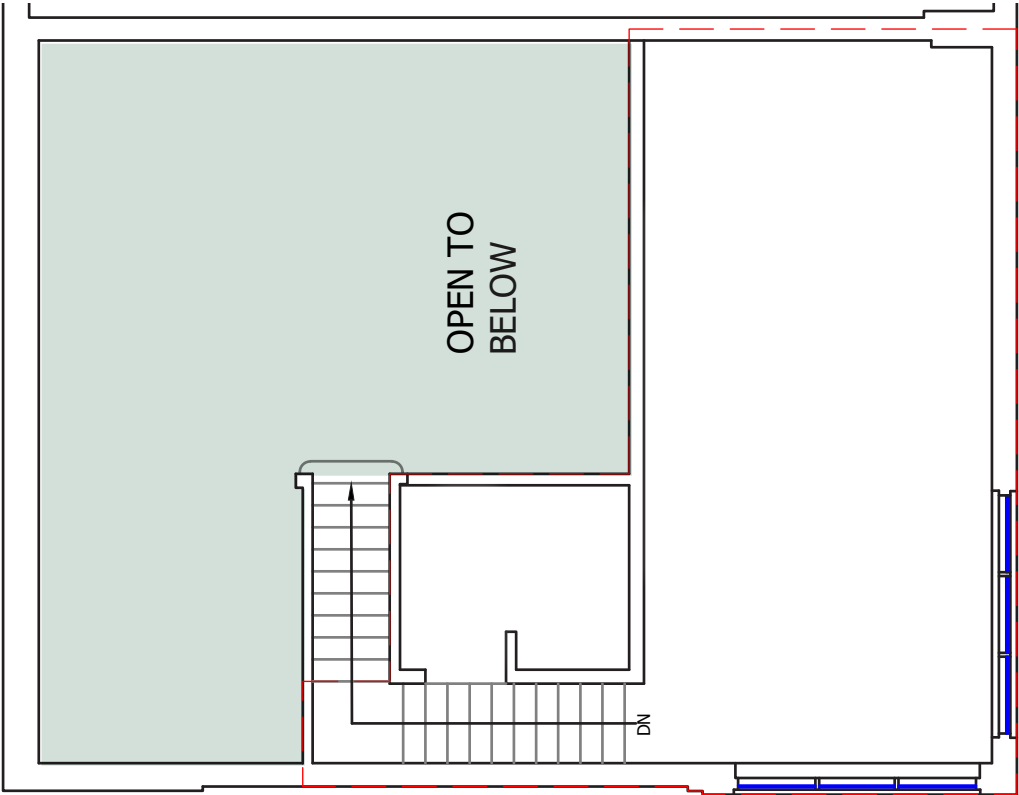


Main Level Floor Plan



MAIN LEVEL

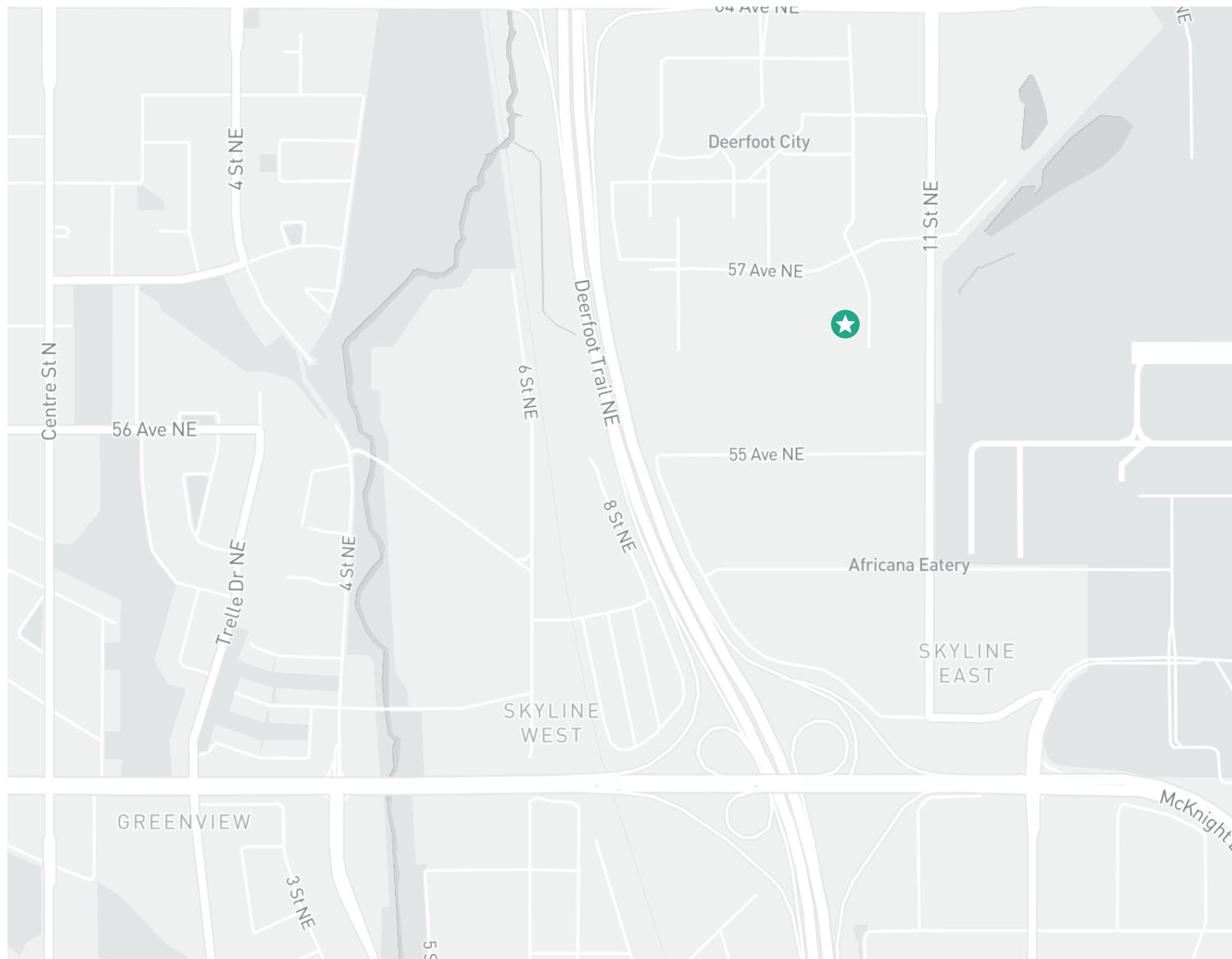
Second Level Floor Plan



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For Sale



Contact Us

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