

1410 40 Avenue NE, Unit 20

Calgary, Alberta

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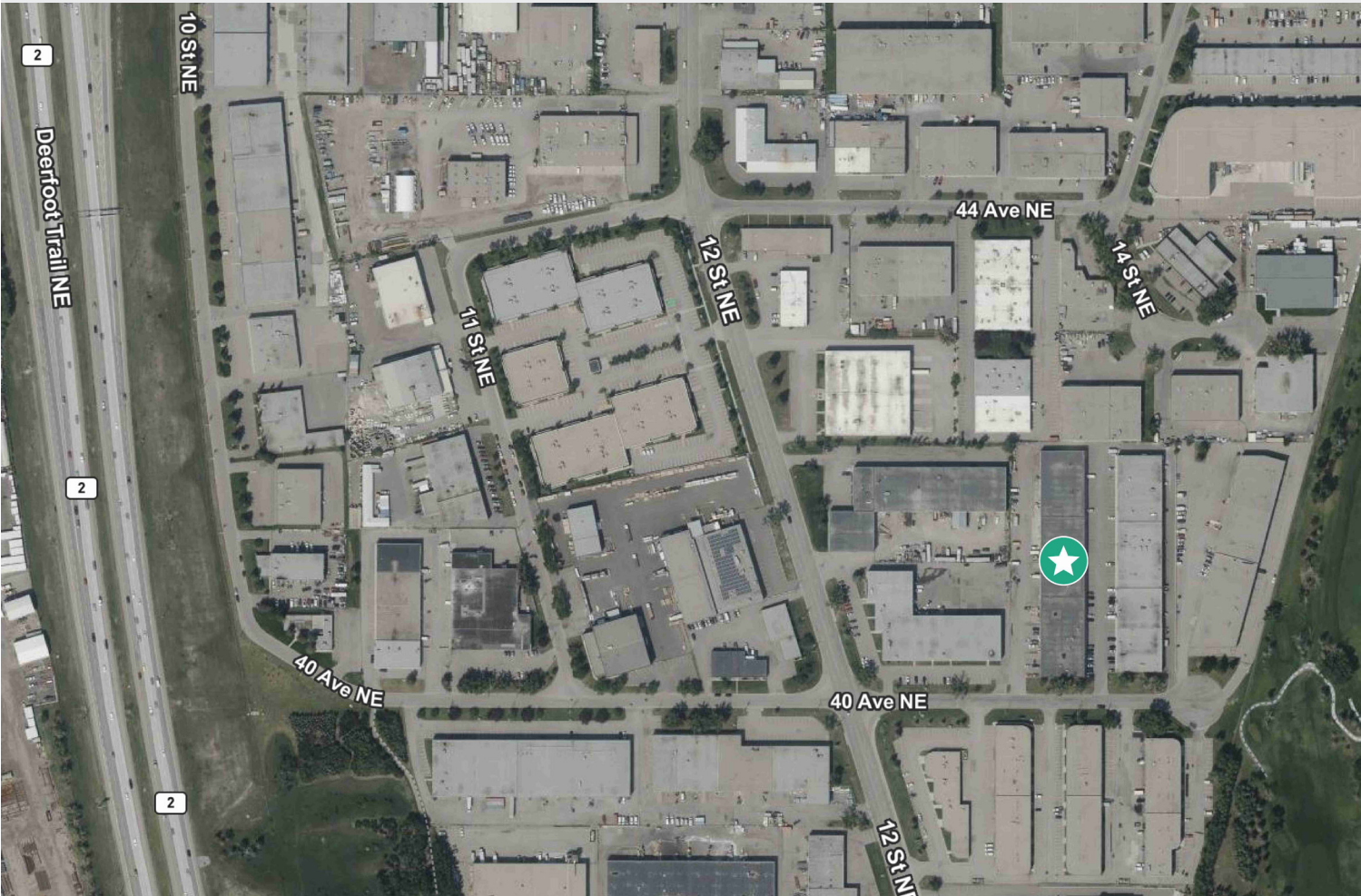
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±4,500 Industrial Condo Ownership Opportunity



1410 40 Avenue NE, Unit 20
Calgary, Alberta | T2E 8N6



Rentable Area	Main Floor Showroom/Office:	±1,500 SF
	Main Floor Warehouse:	±1,500 SF
	Second Floor Office:	±1,500 SF
	Total Rentable Area:	±4,500 SF
Zoning	I-G (Industrial-General)	
Loading	1 x Drive-in (12'x14') with automatic door opener	
Ceiling Height	19'5"	
Power	200 Amp (TBV)	
Property Taxes	\$ 15,603.83/Year	
Condo Fees	\$350.00/Month	
Purchase Price	\$995,000.00	
Availability	Immediately	

I-G

Zoning

1xDI

Loading

19'5"

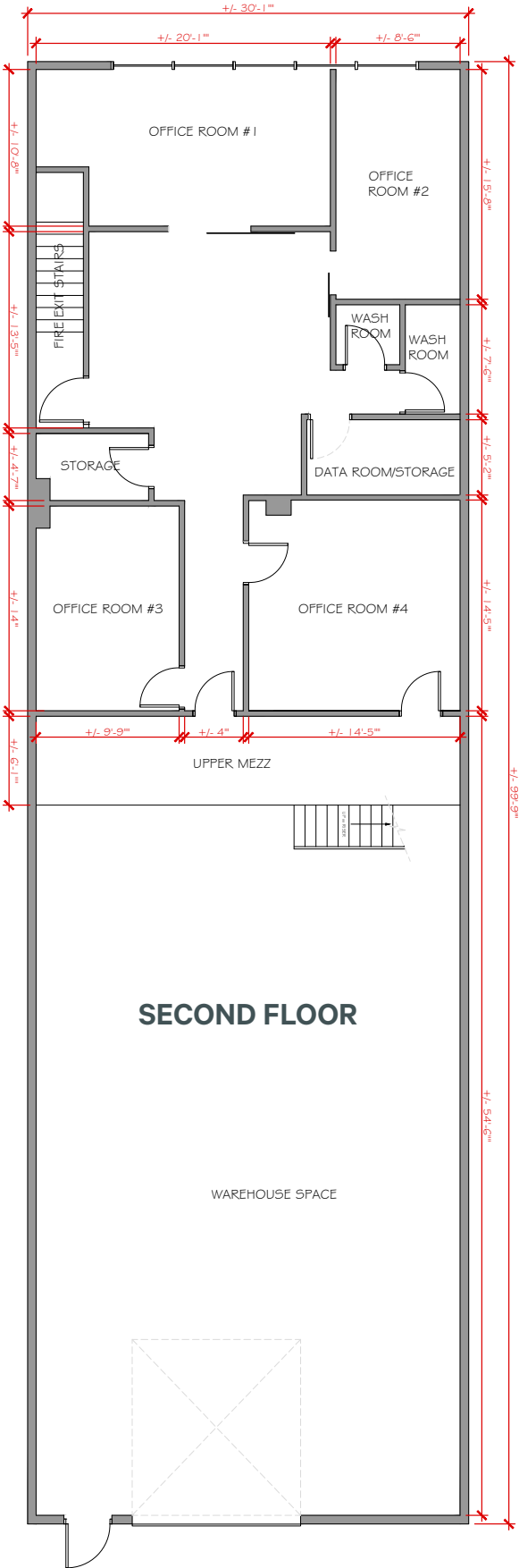
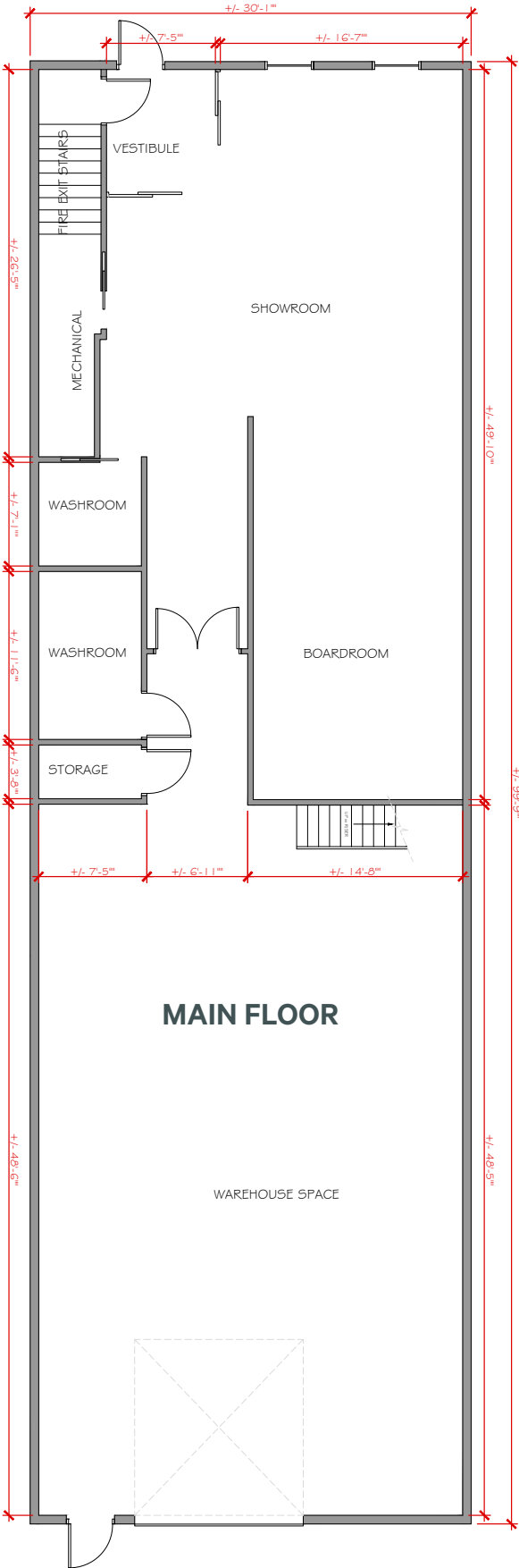
Clear Height (Feet)

Property Highlights

- + High-quality office build-out spanning two floors, featuring four private offices, a dedicated boardroom, and a well-appointed showroom area
- + Fully equipped with an integrated camera and alarm security system
- + All windows and doors have been upgraded to top-of-the-line products
- + New furnace and AC unit installed for the offices and showrooms in 2021
- + Roof replaced in 2018
- + Majority of the parking lot and loading area pavement has been recently replaced
- + Custom sound system installed throughout the entire unit
- + Warehouse is equipped with concrete block demising walls, ample power capacity, and an exhaust fan
- + Ideally located with convenient access to McKnight Boulevard, 32 Avenue, and Deerfoot Trail
- + Just minutes from Calgary International Airport and several major logistics hubs



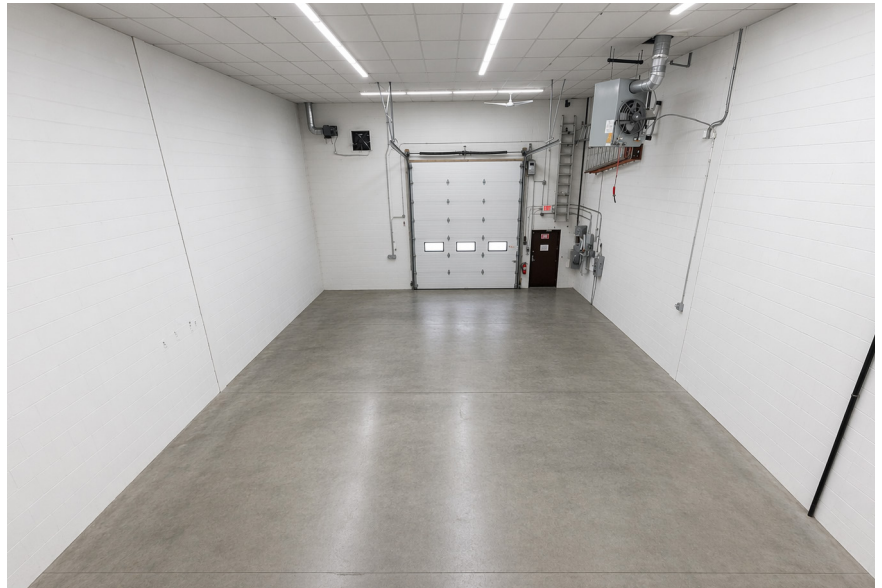
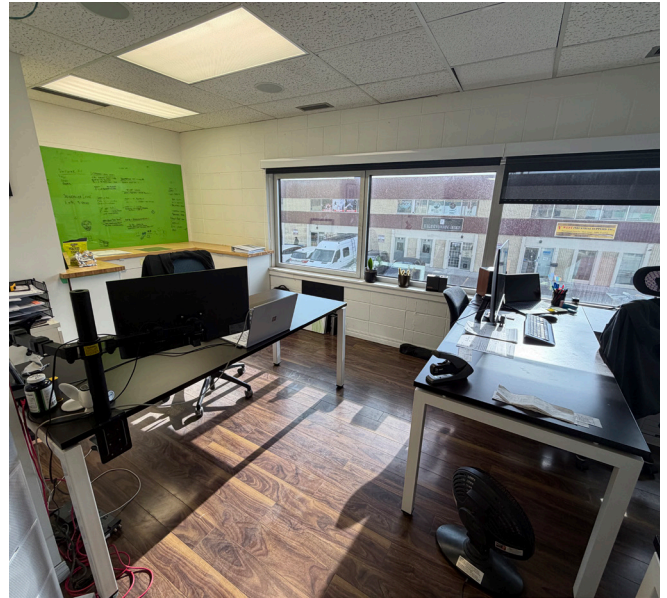
Office Floor Plans



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For Sale

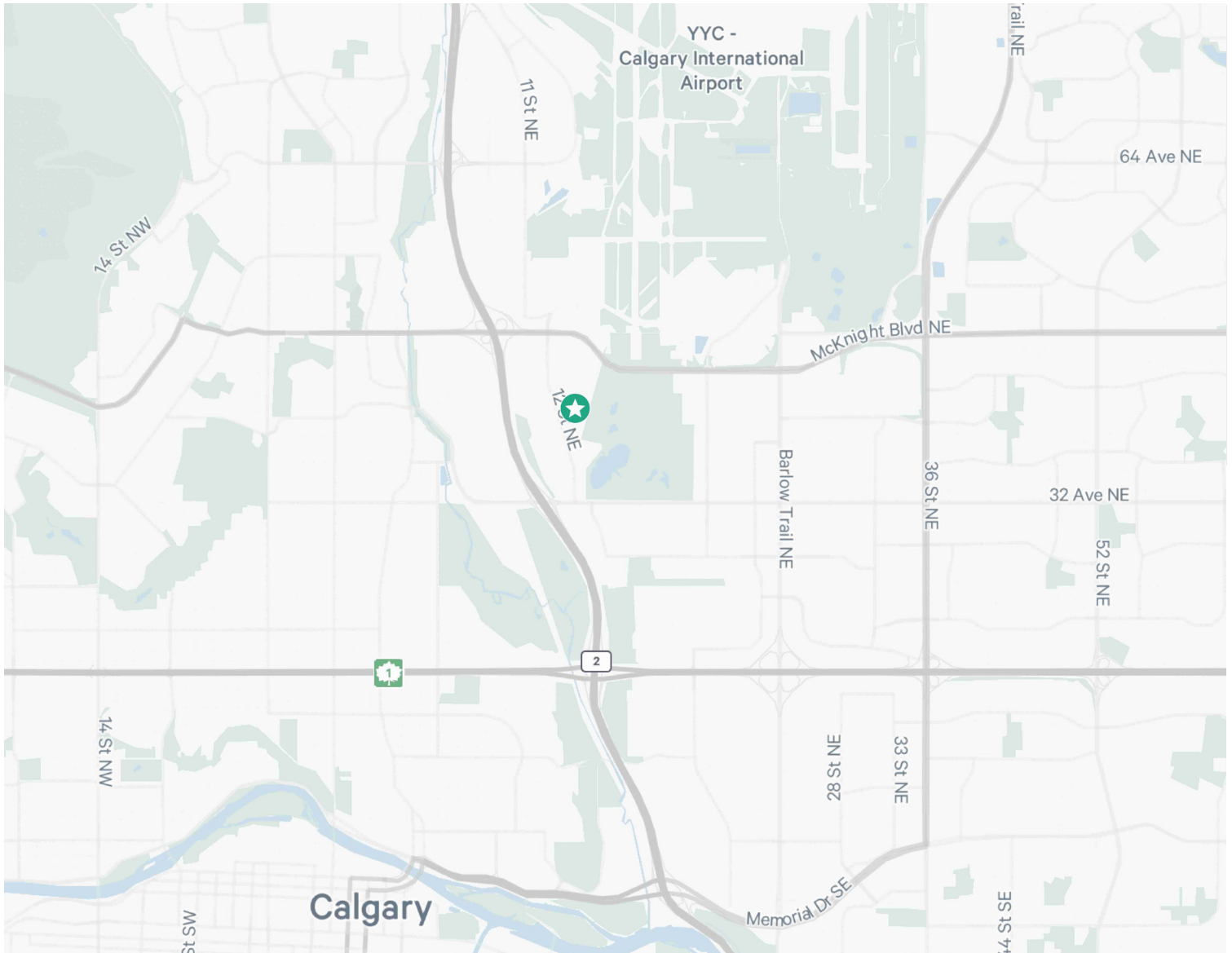
Unit Interior Photos



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For Sale



Contact Us

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