

FOR SALE

12110 40TH ST SE

UNIT 20 - 3,273 SF

12110-40 St. SE

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KPLI
GLOBAL

12110 40 Street SE | Calgary, AB

Unit 20

SIZE	Office:	2,373 SF
	Warehouse:	900 SF
	Total Size:	3,273 SF

POWER	225 amp, 3-phase main panel (wired for 100 amp, 3-phase service)
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SALE PRICE	\$899,000.00
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OP COSTS	Condo Fees:	\$2.24/sf
	Property Tax:	\$5.07/sf
	Op Costs:	\$7.31/sf

CEILING HEIGHT	22' 0" bay ceiling
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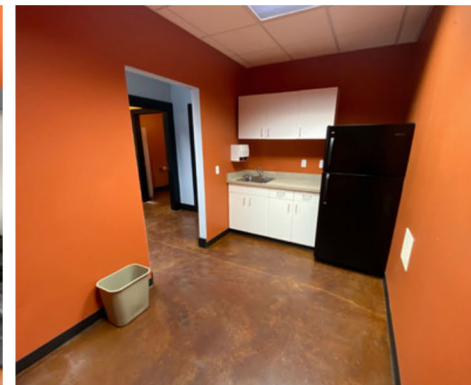
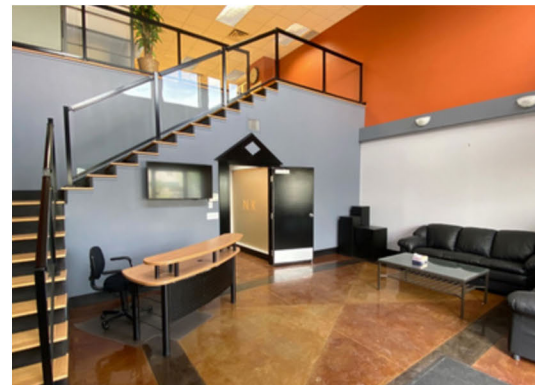
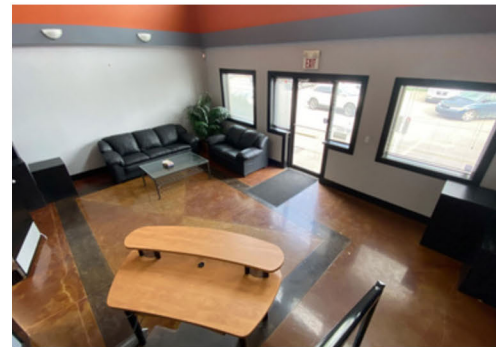
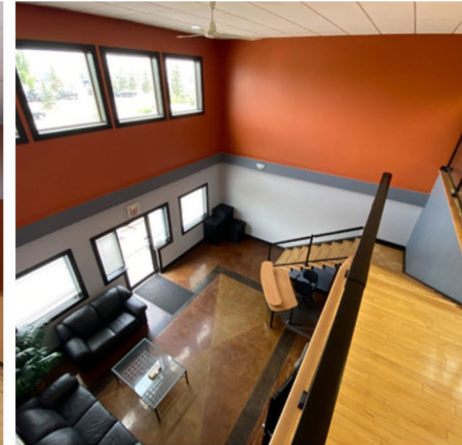
LAND USE CODE	Industrial General (I- G)
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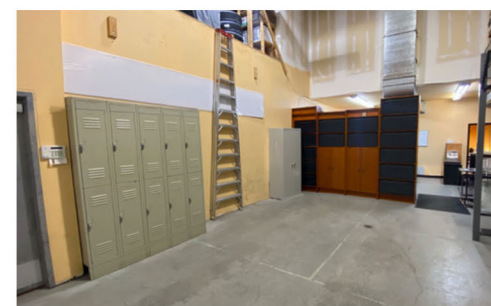
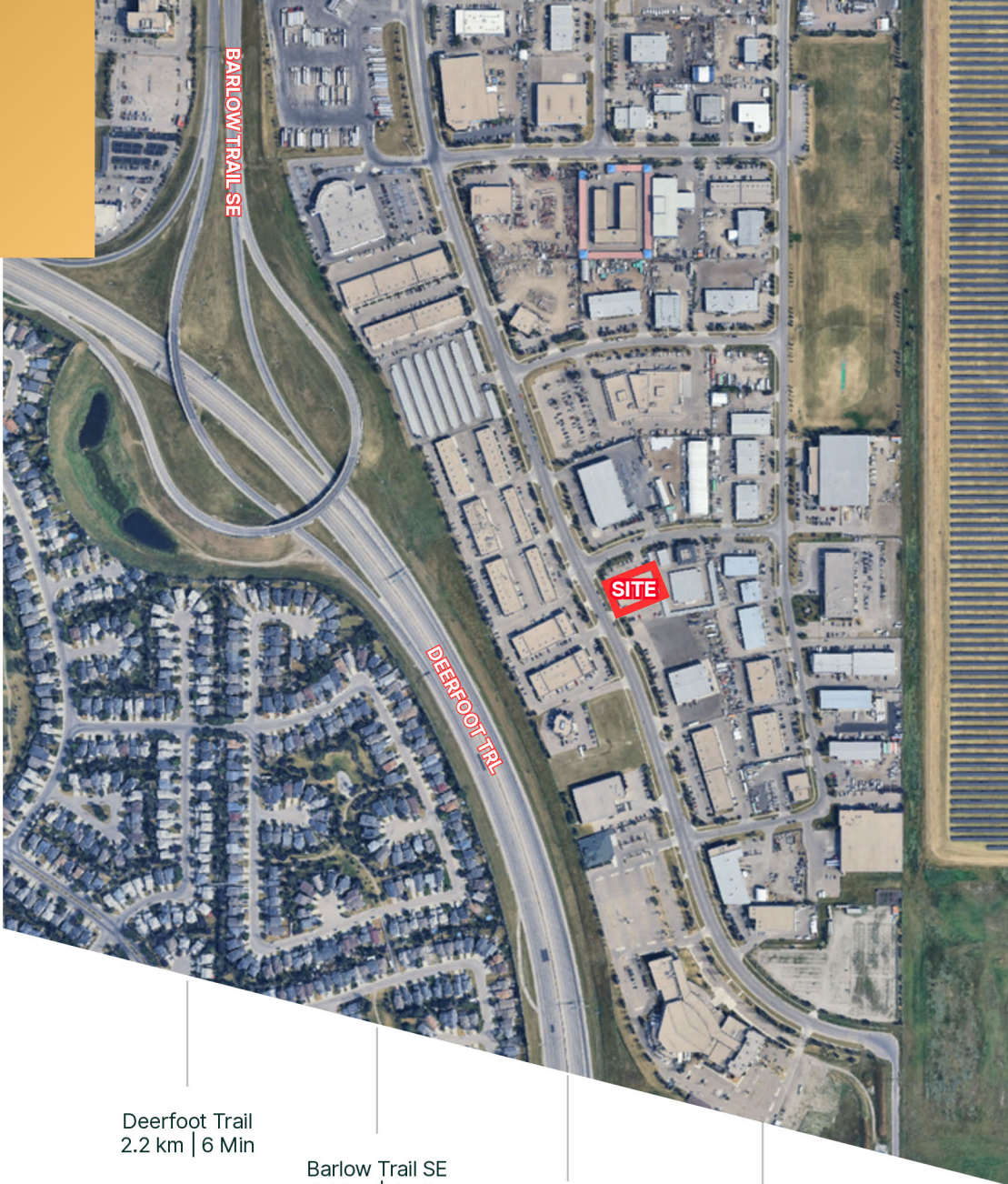
YEAR BUILT	2004
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LOADING	12' x 12' insulated prefinished O/H door
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AVAILABILITY:	Lease in place until February 2027
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PARKING	2 titled front 2 titled rear 2 behind bay Ample surface on-site
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Deerfoot Trail
2.2 km | 6 Min

Barlow Trail SE
1.4 km | 4 min

Downtown
21.2km | 26 min

Airport
31.7km | 32 min

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A1

MAIN FLOOR PARTITION/ELECTRICAL PLAN

scale: 1/8" = 1'-0"

Architectural floor plan of a building wing. The plan shows the following details:

- Room 203:** Located at the top left, containing a staircase.
- Room 201 OFFICE:** Located below Room 203, containing a desk and chair.
- Room 202 OFFICE:** Located below Room 201, containing a desk and chair.
- Room 200:** A large open area labeled "WORK STATIONS" with two small square tables.
- Dimensions:**
 - Top: 4'-0" (left), 11'-0" +/- (middle), 4'-0" (right), 12'-0" (far right).
 - Bottom: 12'-0" (under Room 202).
 - Vertical dimensions on the left: "equal" (twice).
- Other Features:** A staircase on the right side of Room 200, a door with a handle, and a dashed line with a circle at the top right.

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CONTACT US FOR MORE INFORMATION



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