



Colliers

For Sale

New Generation Industrial Condo

Unit 2080, 220 Manning Road NE, Calgary, AB

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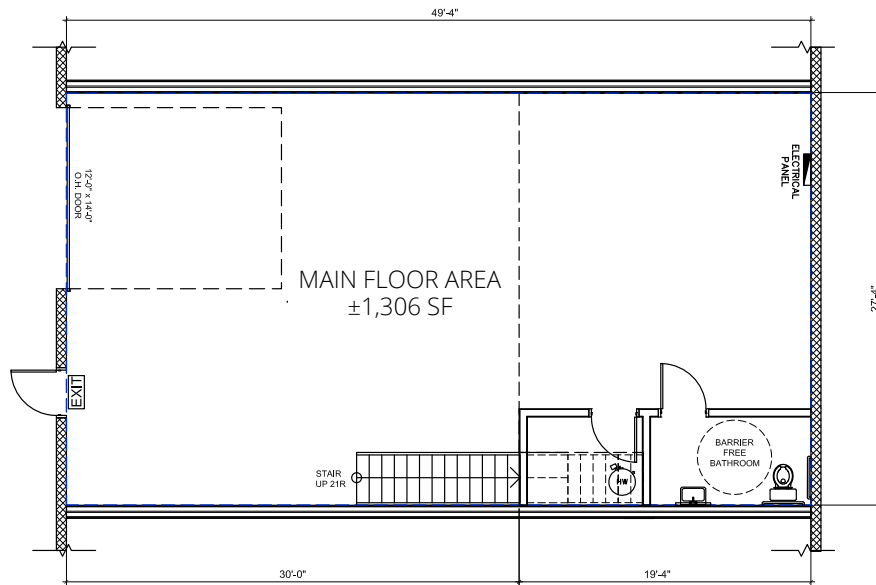
Property Overview

| | |
|------------------------------|--|
| District | Mayland |
| Year Built | 2020 |
| Zoning | I-C (Industrial Commercial) |
| Main Floor Area | ±1,306 SF |
| Mezzanine Area | ±607 SF |
| Total Area | ±1,912 SF |
| Ceiling Height | 22' clear |
| Loading | 1 (12' x 14') drive-in door |
| Power | 200 Amps, 120/208 Volts, 3 Phase (TBV) |
| Make-up Air | Yes (Spec TBV) |
| Purchase Price | Market |
| Property Taxes (2025) | \$10,259.45 |
| Condo Fees (2026) | \$409.56 per month |
| Available | Immediate |

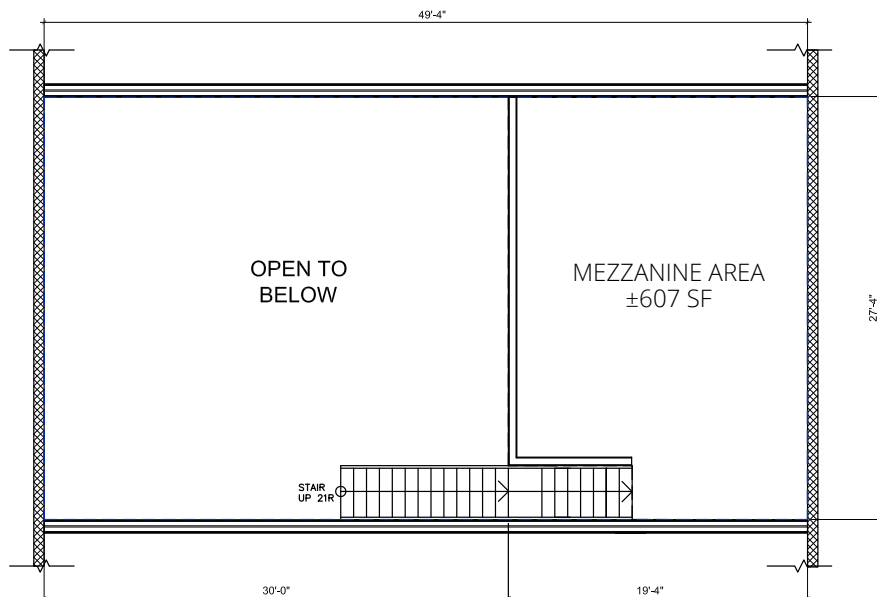


Floor Plan

Main Floor



Mezzanine



Features

- Turnkey unit, great opportunity for a small business or toy garage
- Epoxy Floor
- Floor Drain
- Developed by reputable Telsec Property Corp.
- Quick access to major transportation routes including Deerfoot Trail, Memorial Drive, Barlow Trail and Trans Canada Highway

1,912
square feet
available



Deerfoot Trail

Barlow Trail

Memorial Drive

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