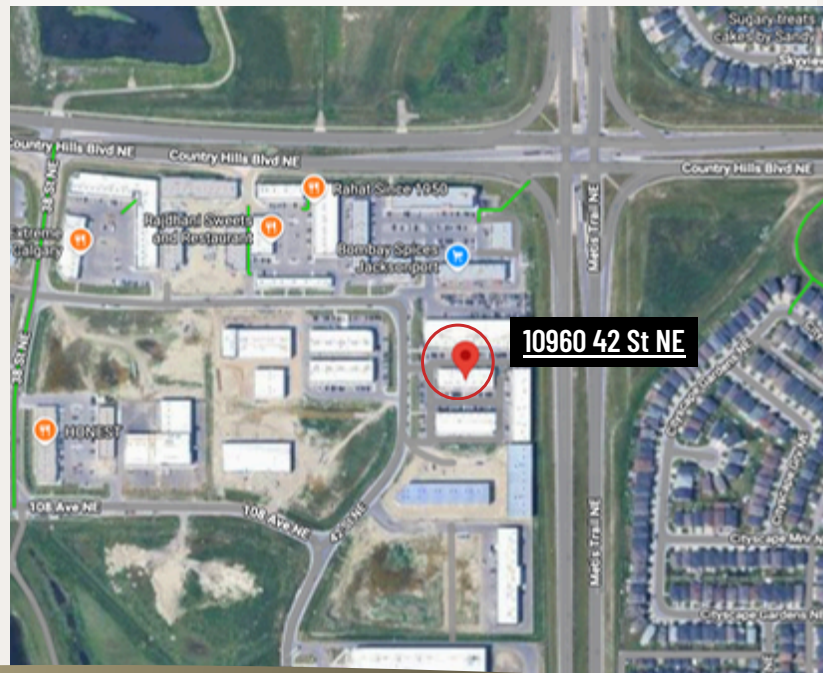




PROPERTY HIGHLIGHTS:

- End-cap flex industrial condo in Jacksonport
- Functional layout for two separate business operations
- Main floor warehouse with rear overhead drive-in door
- Second floor improved with three private offices and boardroom
- Excellent access near Calgary International Airport and major NE routes
- I-C zoning supports a wide range of permitted uses


Flex End-Cap Condo Office + Warehouse



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CENTURY 21.
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PROPERTY INFORMATION

AVAILABILITY: Immediate Possession

PRICE: \$849,900.00

ADDRESS: 305 - 10960 42 St NE

PROPERTY TAX: \$15,236.36 (2025)

PROPERTY TYPE: Flex / Mix-Use

CONDO FEES: \$385.44 (monthly)

UNIT AREA TOTAL: 2,333 sq. ft.

[Explore the Space](#)

ZONING: Industrial - Commercial (I-C)

[VIEW VIRTUAL TOUR](#)

STAFF & TRANSIT ACCESS

- Nearby CTrain access within 6–10 minutes
- Convenient for staff commuting
- Quick access to Metis Trail and major routes
- Well-positioned within Jacksonport's established industrial/commercial node

NEARBY MAJOR RETAILERS



Scotiabank



ANYTIME FITNESS



FLOOR PLAN

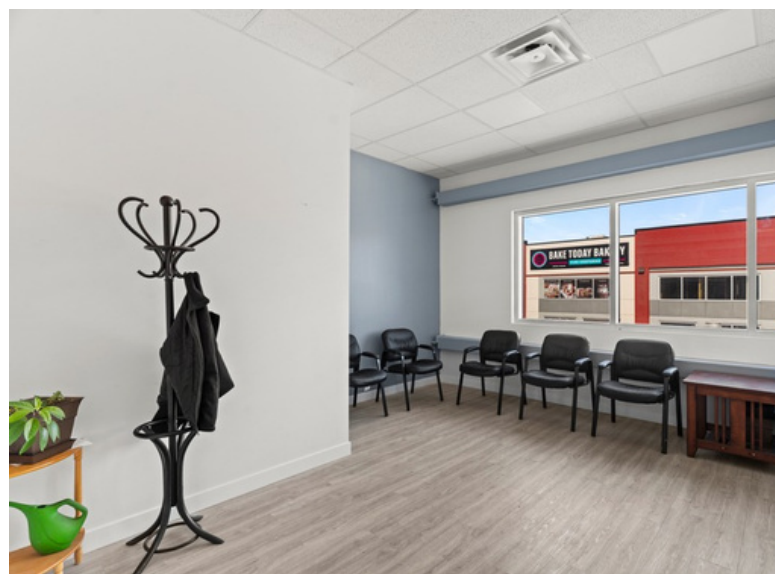
1st Floor:
1212.34 sq ft



2nd Floor:
1120.22 sq ft



INTERIOR





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