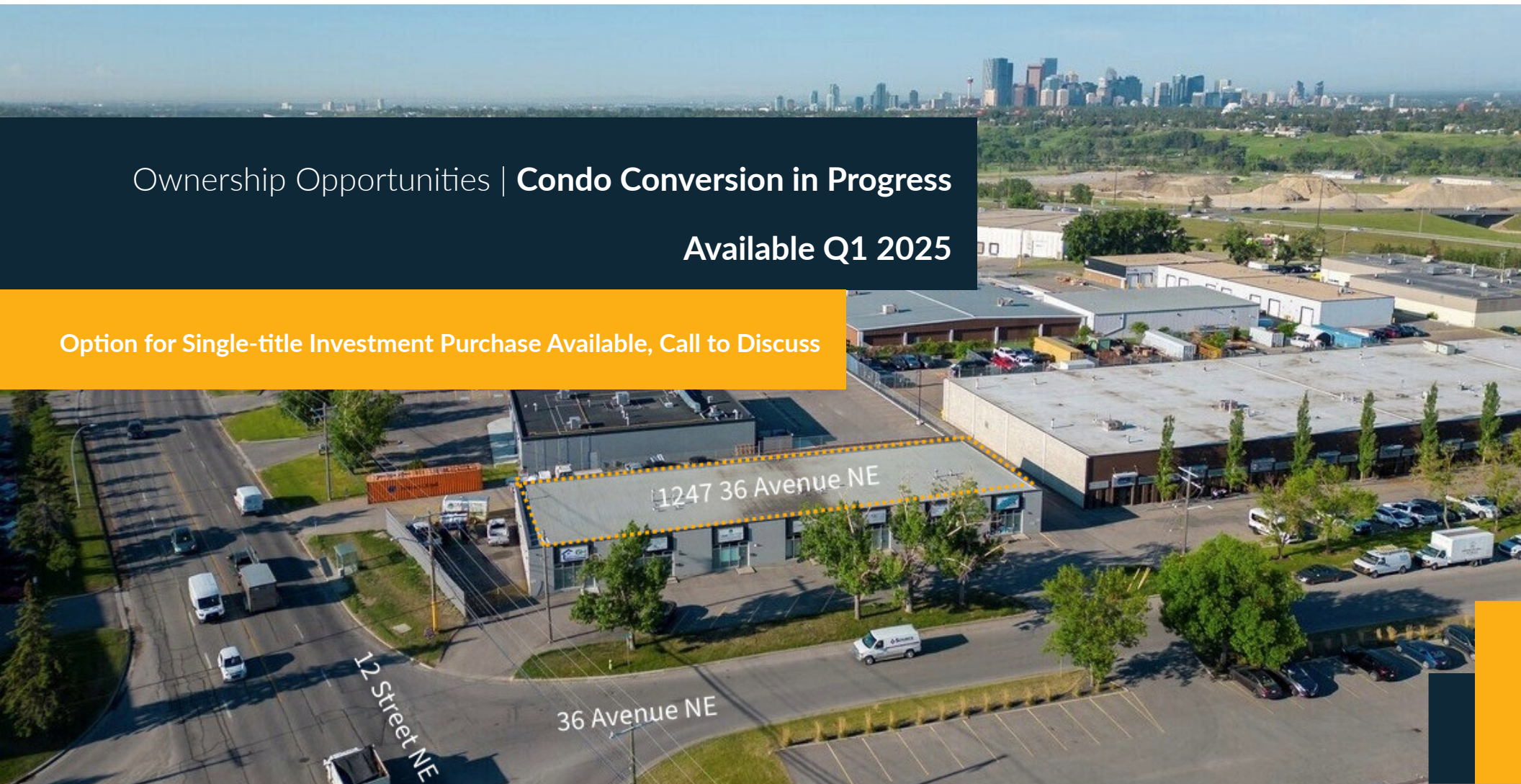


Ownership Opportunities | **Condo Conversion in Progress**

**Available Q1 2025**

**Option for Single-title Investment Purchase Available, Call to Discuss**



Doug Johannson, Senior Vice President  
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## Project Overview

Location:	McCall Industrial District
Total SF:	10,135 SF
Property Type:	Industrial condo conversion project, multi-bay building
Total Units:	6 bays
Available Options:	Individual unit sales or current property purchase
Unit Sizes:	1,404 to 2,575 SF

## Property Highlights

- Central northeast location in established McCall Industrial District
- Prime location with excellent access and great exposure along 12th Street NE, and proximity to 32nd Avenue retail corridor
- Easy access to McKnight Blvd, Deerfoot Trail & Barlow Trail
- **Rare small bay ownership opportunity**
- Expected completion of conversion Q1 2025
- Ample parking

## Property Details

■  
**Total SF:** 10,135

**Construction Year:** 1975

**Zoning:** I-G Industrial General

**Loading:** 6 Drive-in doors

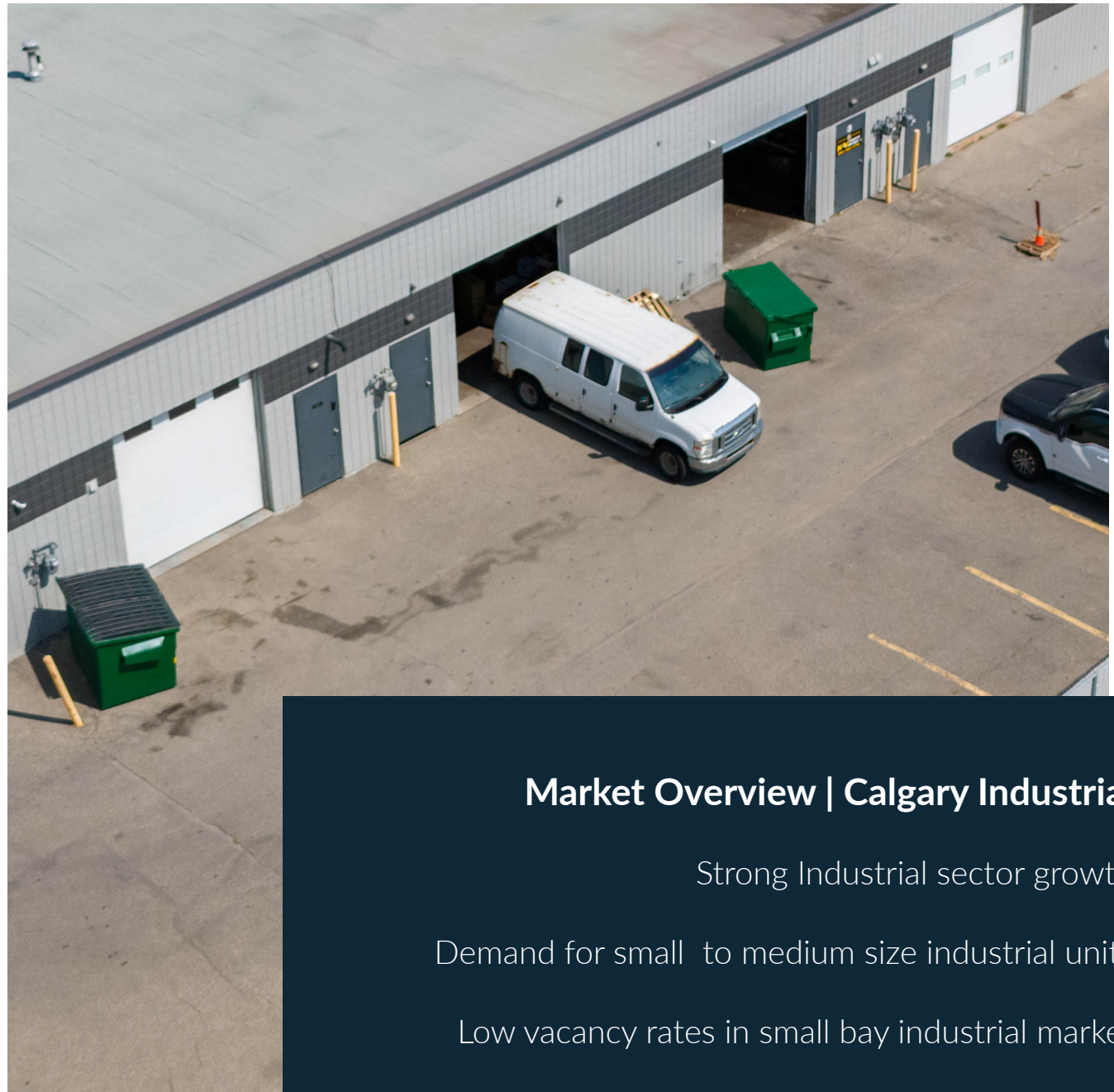
**Ceiling Height:** 12'

**Lot Size:** 0.74 AC

**Condo Fee:** \$6.94/SF Annually  
(estimated)

## Unit Features

- 
- Ample parking
  - 12' ceilings
  - power (tbc)
  - hvac (tbc)
  - office buildout in select units
  - secure 24/7 access
  - open floor plans



### Market Overview | Calgary Industrial

Strong Industrial sector growth

Demand for small to medium size industrial units

Low vacancy rates in small bay industrial market

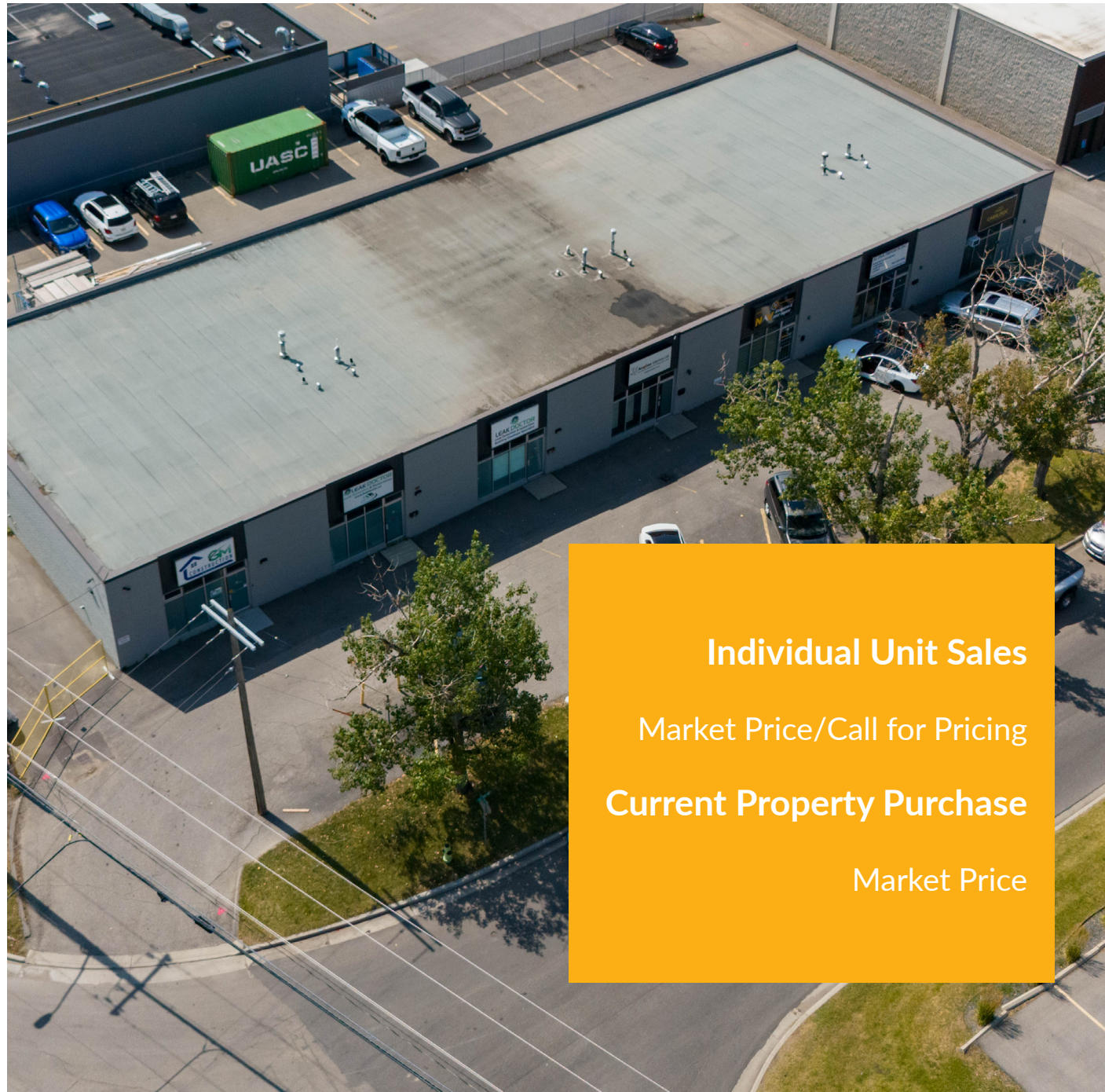
## Units

Unit	Size	Available
1	1,404 SF	Q1 2025
2	1,458 SF	March 2025
3	1,460 SF	Q1 2025
4	1,461 SF	March 2025
5	1,445 SF	Q1 2025
6	2,575 SF	Q1 2025
Entire Property	10,135 SF	Negotiable

## Current Property

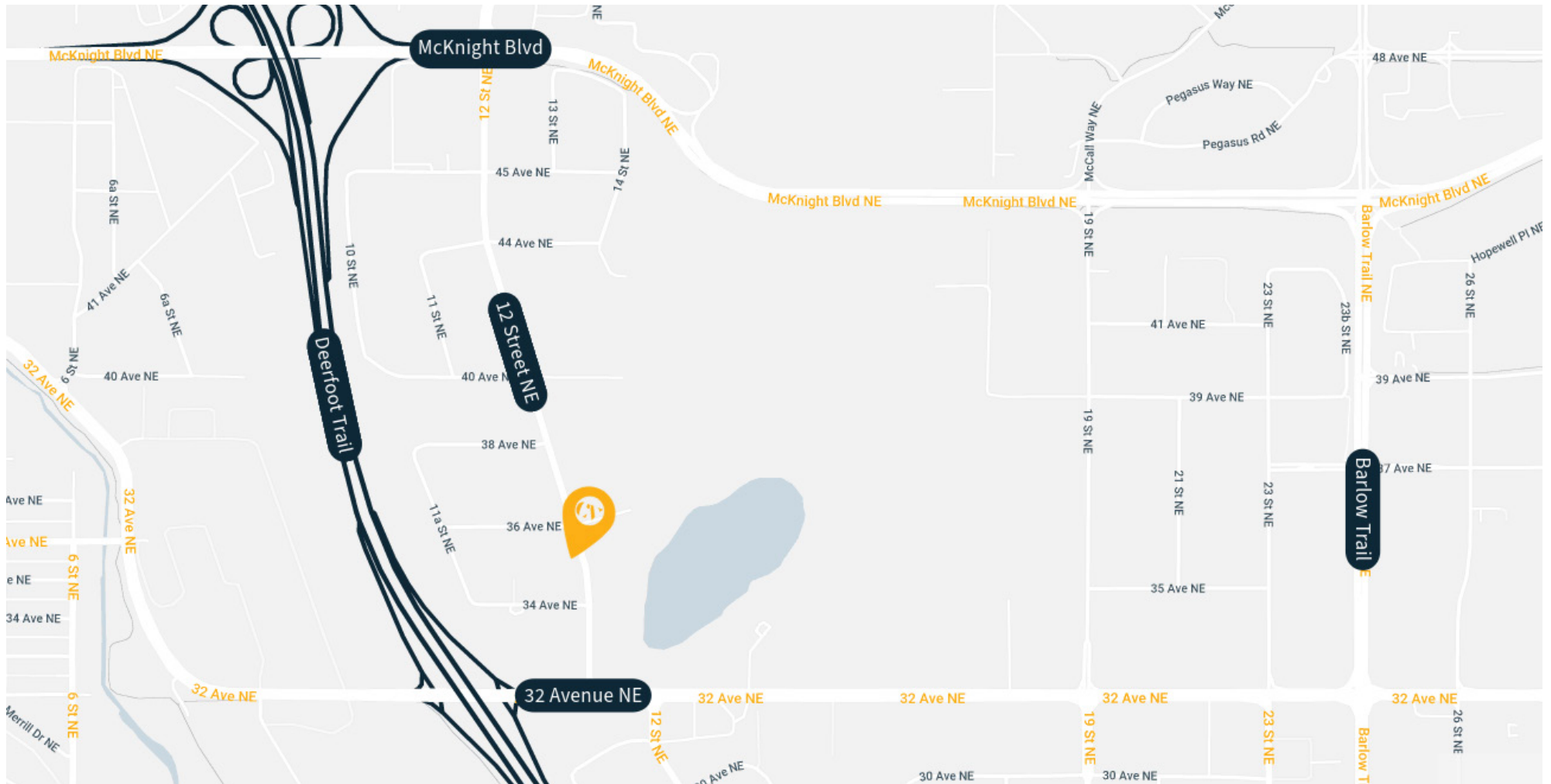
Current Status: 100% leased

\*Rent roll provided upon completion of NDA



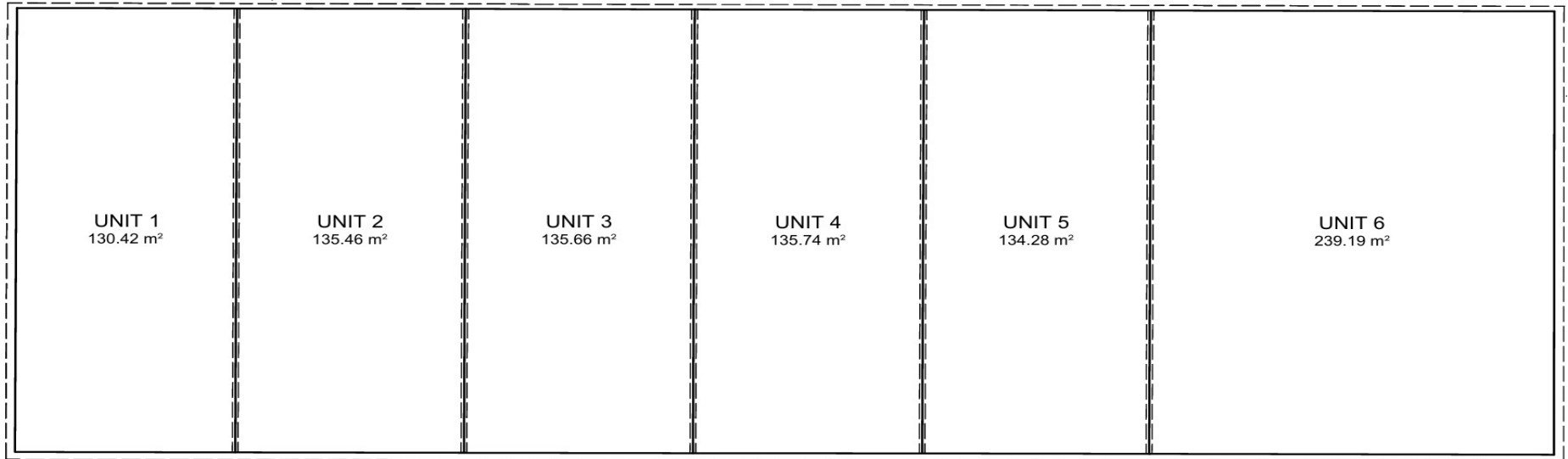
**Individual Unit Sales**  
Market Price/Call for Pricing

**Current Property Purchase**  
Market Price



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## Preliminary Unit Plan

Unit	Size	Price	Available	Details
Unit 1	1,404 SF	\$499,900	Q1 2025	
Unit 2	1,458SF	\$499,900	March 2025	
Unit 3	1,460 SF	\$499,900	Q1 2025	
Unit 4	1,461 SF	\$499,900	March 2025	
Unit 5	1,445 SF	\$499,900	Q1 2025	
Unit 6	2,575 SF	\$999,900	Q1 2025	<i>Unit 6 includes a dedicated yard/parking area</i>