



ALSO FOR LEASE

FOR SALE

1258 73 Avenue S.E. Calgary, AB T2H 2S6 - INNER CITY - Riverview Industrial

FRESH NEW EXTERIOR LOOK - Painted Sept. 2024

Professional Condominium Unit Complete With Fenced Rear Storage

- Area: 6,512 square feet +/-
- Prop. Taxes (2024): \$23,088
- Condo Fees: Inquire for further details. Pay as they go basis for current owners.
- Ceiling Height: 18'5"
- Power: 200 amps.
- Rear Paved Yard/Loading: YES
- Two Compartment Floor Sump: Yes
- Loading: Two (2) Drive-In - 14' x 14' - both doors equipped with auto openers!
- Customer Parking: 7 reserved stalls in front PLUS another 8 stalls in the rear
- Available: October 1, 2024
- Mezzanine storage area at NO CHARGE
- Front window security film
- In-floor heat



Tyler Realty Corp. Ltd

201, 6628 Crowchild Trail SW Calgary, AB T3E 5R8

Phone: 403.253.0333

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,739,000
Price / SF:	\$267.05
Available SF:	6,512 SF +/-
Property Taxes:	\$23,088 (2024)
Condo Fees:	Inquire for further details. Pay as they go basis for current owners.
Available:	October 1, 2024

PROPERTY OVERVIEW

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I-C (Industrial Commercial) zoning
Desirable Riverview location and quick access to Heritage Drive and Deerfoot Trail
Yard area/loading paved and secured
Clean, professional offices on two levels
Flexibility for separate 2nd level tenant if so desired
Excellent clean unit, Building is well maintained with good street presence

PROPERTY HIGHLIGHTS

- Legal: Condominium Plan 9210567, Unit 3
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Dan Shute

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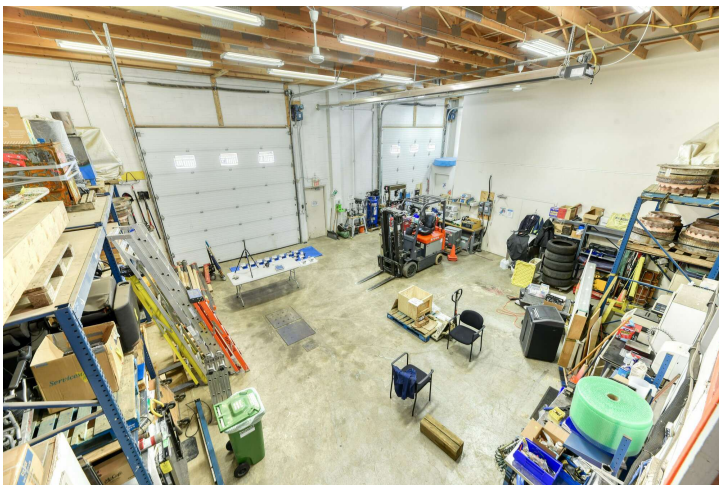
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General Disclaimer

The information has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt the accuracy, however we are unable to guarantee it. All quoted prices and/or rates do not include the Goods and Services Tax. (All properties subject to change and/or withdrawal without notice).

Additional Photos



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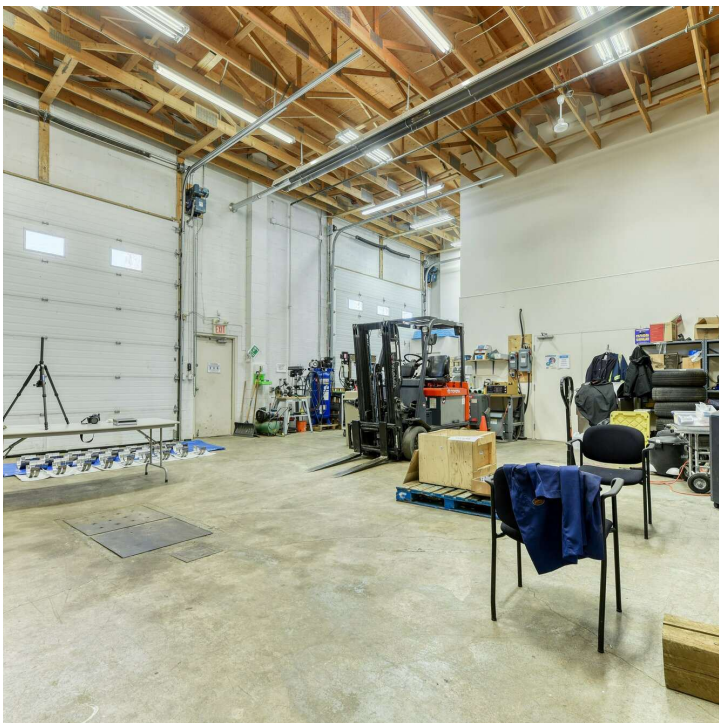
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Additional Photos

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Main Floor Exterior Area 4363.20 sq ft
Interior Area 4109.60 sq ft



12 ft

PREPARED: 2024/04/09

excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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2nd Floor Plan

1258 73 Ave SE, Calgary, AB

2nd Floor Exterior Area 2952.77 sq ft
Interior Area 2697.59 sq ft
Excluded Area 1464.89 sq ft



12 ft

PREPARED: 2024/04/09

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Location Map

