

INDUSTRIAL CONDOS FOR SALE

1303A & 1307 Hastings Crescent SE
Calgary, AB

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

HASTINGS
1301



 Dock & Drive-in
Loading

 Central Market
Condos

 Owner-User &
Investment Opportunities

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BUILDING DETAILS

BAY SIZES:

1303A:

Office: 485 sq. ft.

Warehouse: 1,772 sq. ft.

Total: 2,257 sq. ft.

1307: **RENOVATIONS UNDERWAY**

Office: 1,515 sq. ft.

Warehouse: 2,995 sq. ft.

Total: 4,510 sq. ft.

Storage Mezzanine: 1,409 sq. ft.

PROPERTY TAXES:

1303A: \$11,820.18 per annum | \$5.24 per sq. ft. (for 2025)

1307: \$20,595.28 per annum | \$4.57 per sq. ft. (for 2025)

CONDO FEES:

\$3.87 per sq. ft. per annum (for 2025)

ZONING:

I-G (Industrial General)

CEILING HEIGHT:

16' clear

ELECTRICAL:

225 amps, 120/208 volts, 3 phase service per bay

COMMENTS:

- » Located in Highfield Industrial
- » Small bay multi-unit building
- » Rear loading
- » Backing on to 12th Street SE with significant exposure
- » Located off 42nd Avenue SE

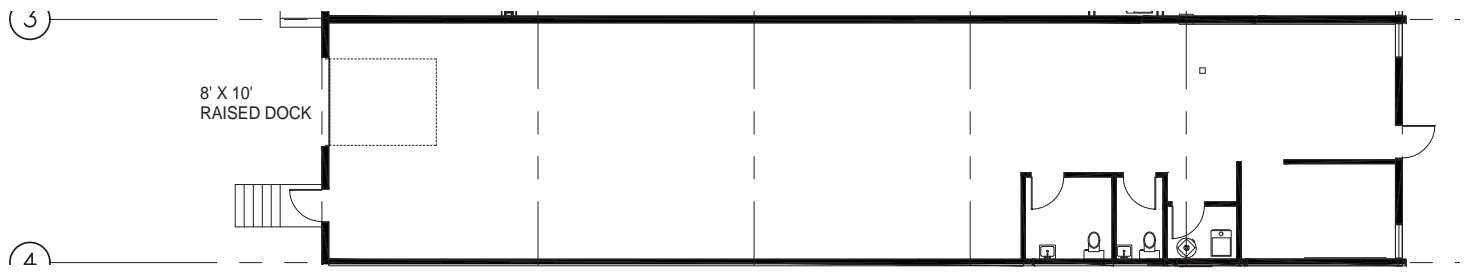


COMPLETED: IMPROVEMENTS

- » Roof Upgrades
- » Interior & Exterior Painting
- » New Exterior Cladding
- » Upgraded Mechanical
- » New Electrical Transformer
- » Upgraded Electrical Panels
- » Fiber Optic Service

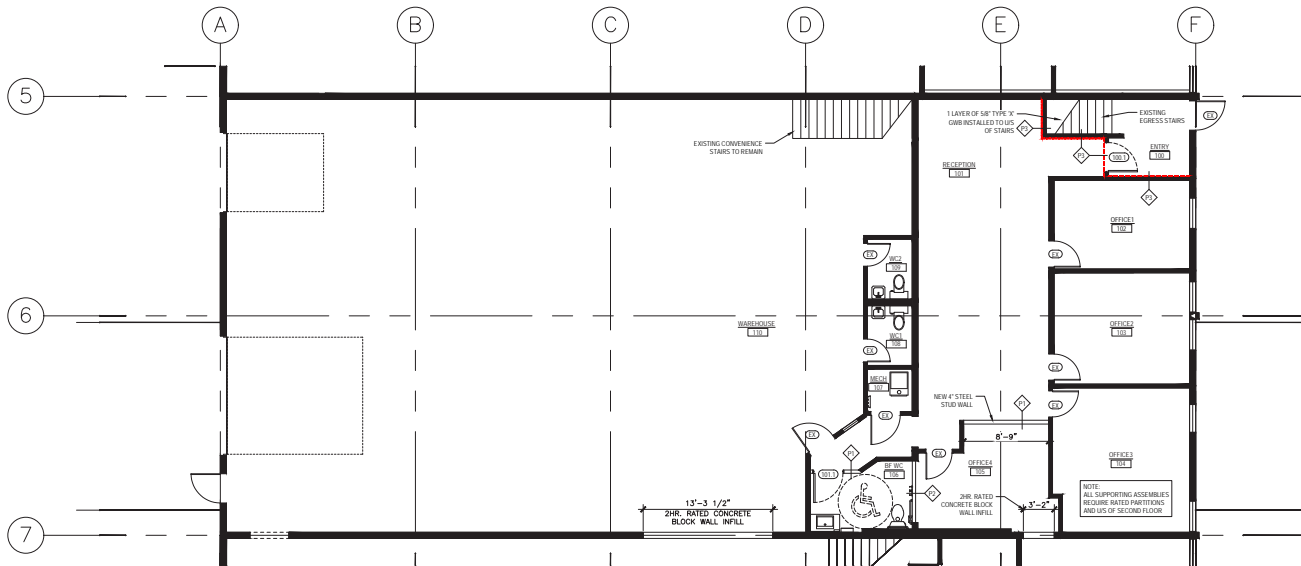
BAY	LOADING	SQUARE FOOTAGE (SF)		AVAILABILITY	SALE PRICE
1303A	1 DK 8'x10'	Total:	2,257	March 1st, 2026	\$620,675 (\$275 per sq. ft.)
1307	1 DK 8'x10' 1 RAMPED DI 12'x14'	Total:	4,510	Immediately	\$1,330,450 (\$295 per sq. ft.)

FLOOR PLAN | 1303A

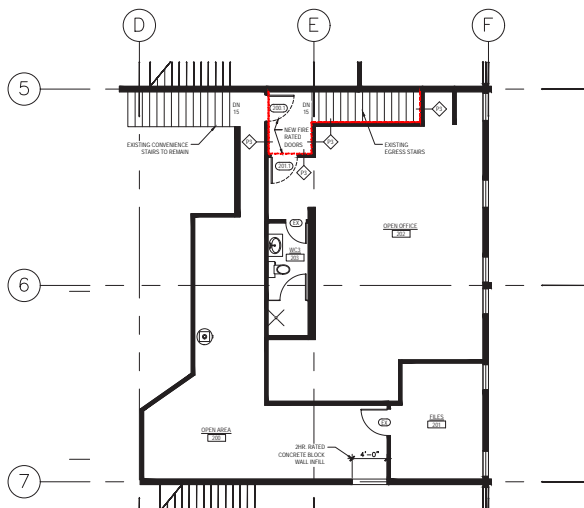


FLOOR PLAN | 1307

MAIN FLOOR



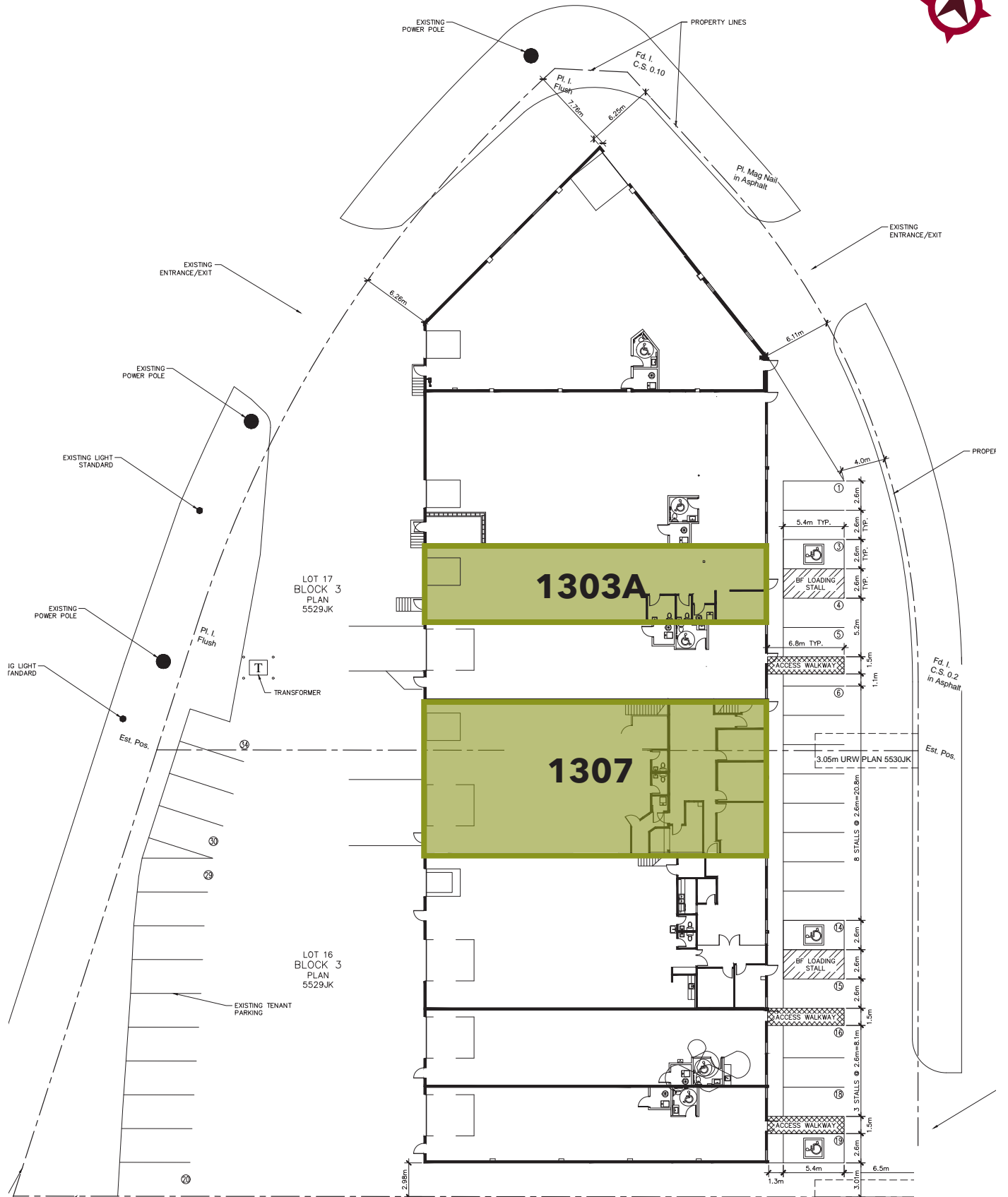
SECOND FLOOR



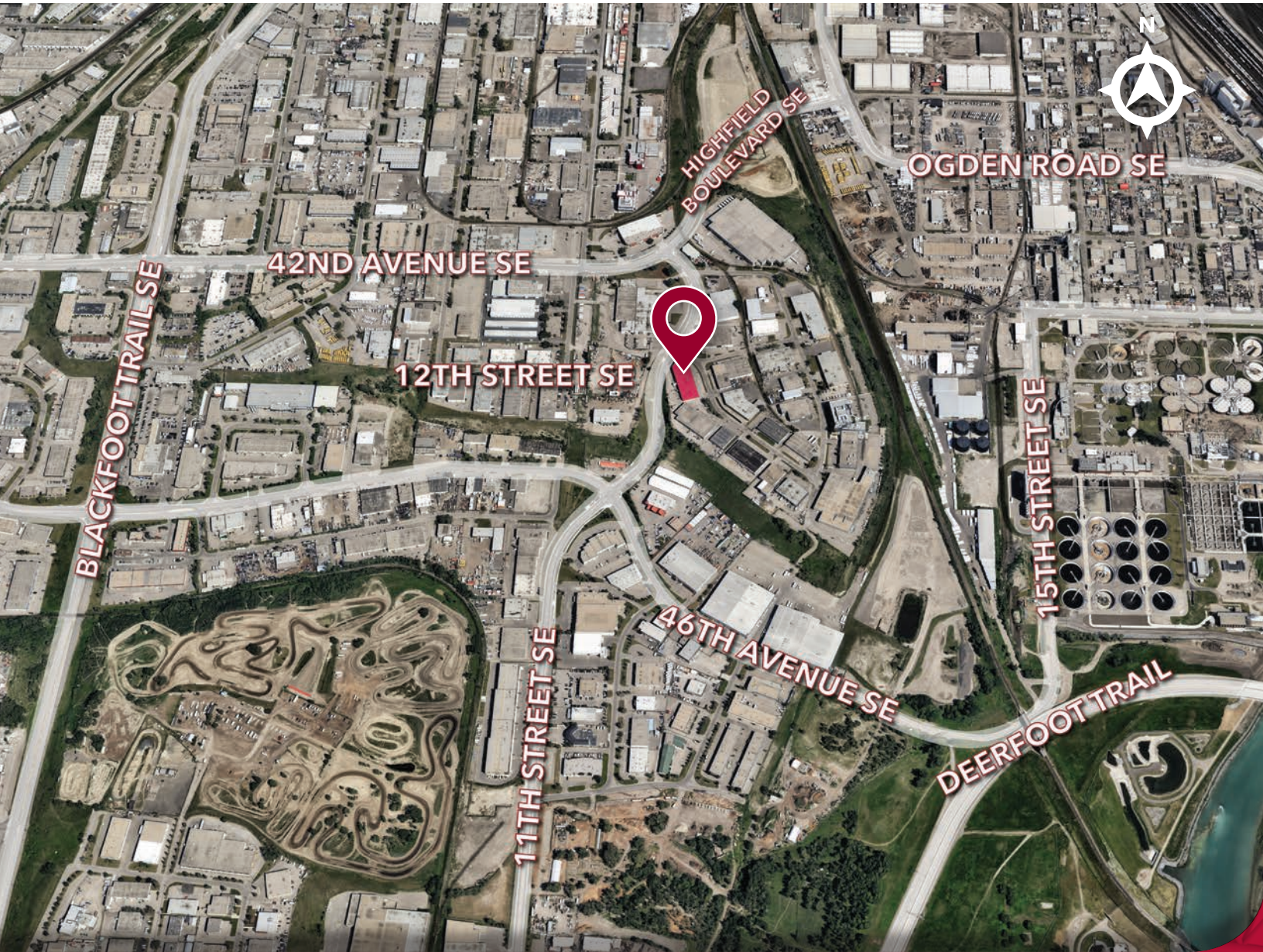
SITE PLAN



AVAILABLE



LOCATION



CONTACT US



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