

# 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 COMPLETED

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

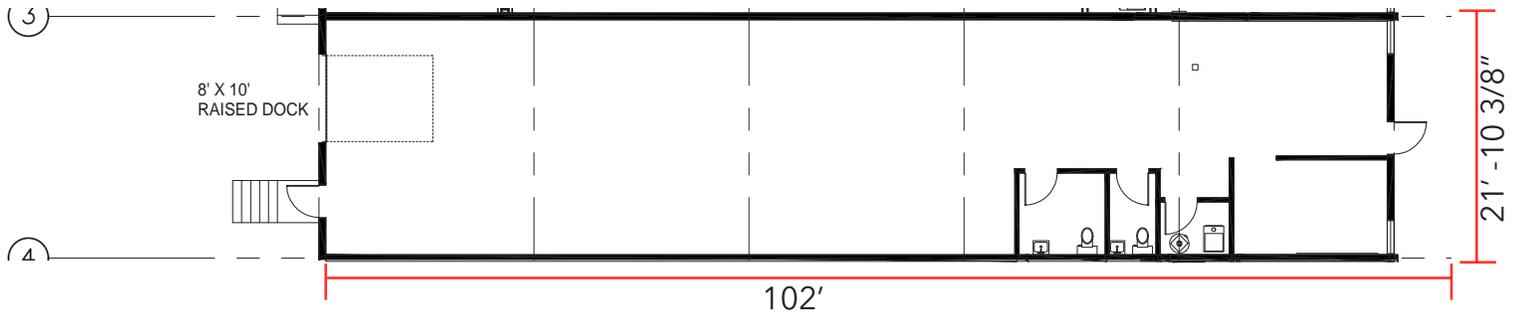


## COMPLETED: IMPROVEMENTS

- » 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

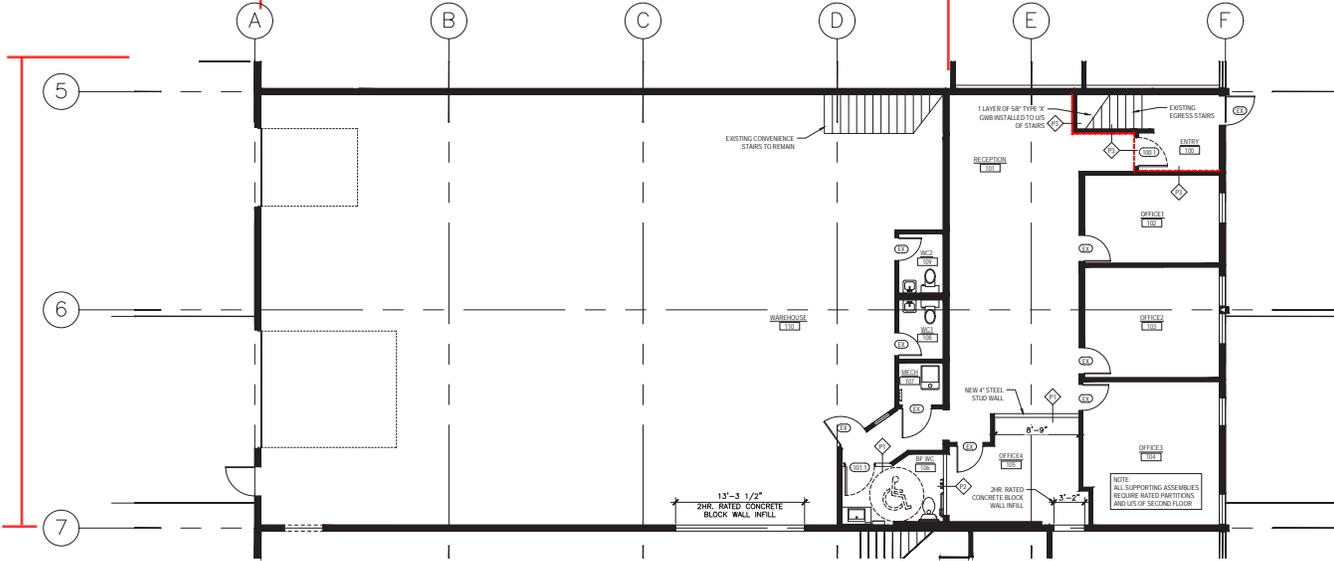


# FLOOR PLAN | 1307

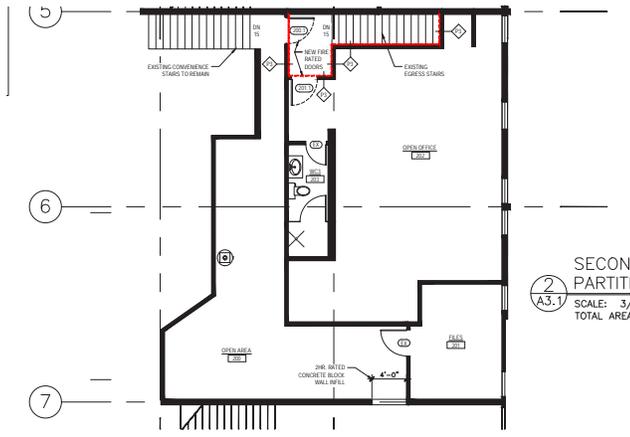
## MAIN FLOOR

59' - 8 1/2"

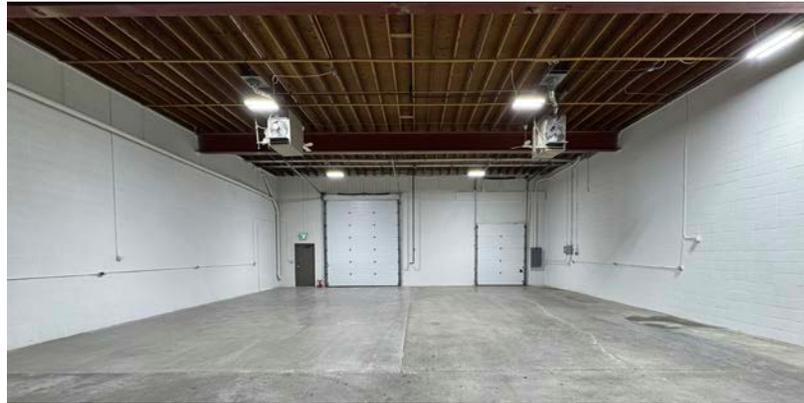
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## SECOND FLOOR

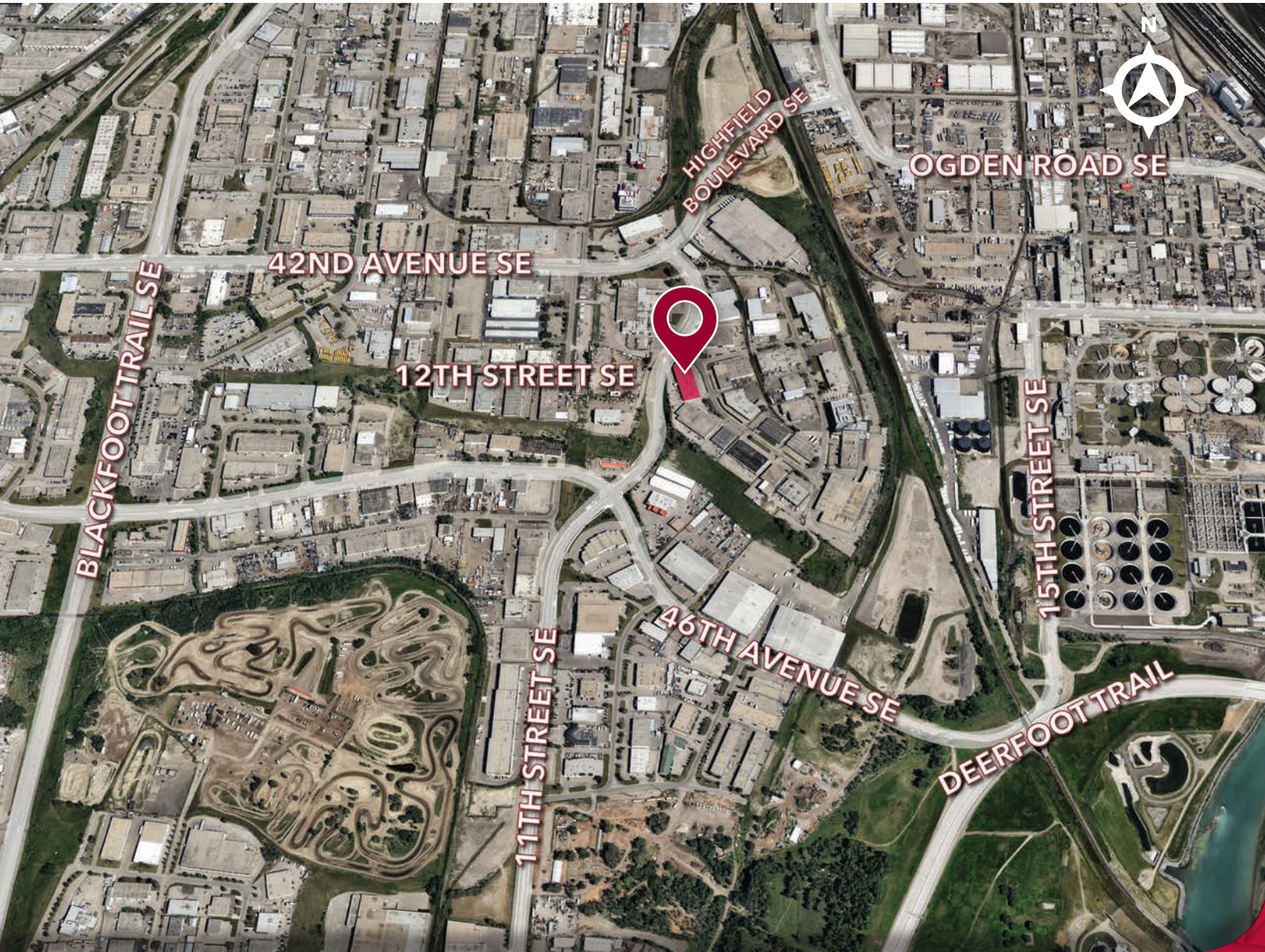


SECON PARTIT  
SCALE: 3/4"  
TOTAL AREA:





# LOCATION



## CONTACT US



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