

INDUSTRIAL CONDOS FOR SALE

1303A & 1307 Hastings Crescent SE
Calgary, AB

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

HASTINGS
1301



 UNCONDITIONAL
 AVAILABLE

 Dock & Drive-
in Loading

 Central Market
Condos

 Owner-User
Opportunities

JON C. MOOK, SIOR
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com

ELIAS TSOUGRIANIS
SALES & LEASING ASSOCIATE
c: 403-680-4875
etsougrianis@lee-associates.com

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | lee-associates.com/calgary

BUILDING DETAILS



COMPLETED: IMPROVEMENTS

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

UNIT 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:

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

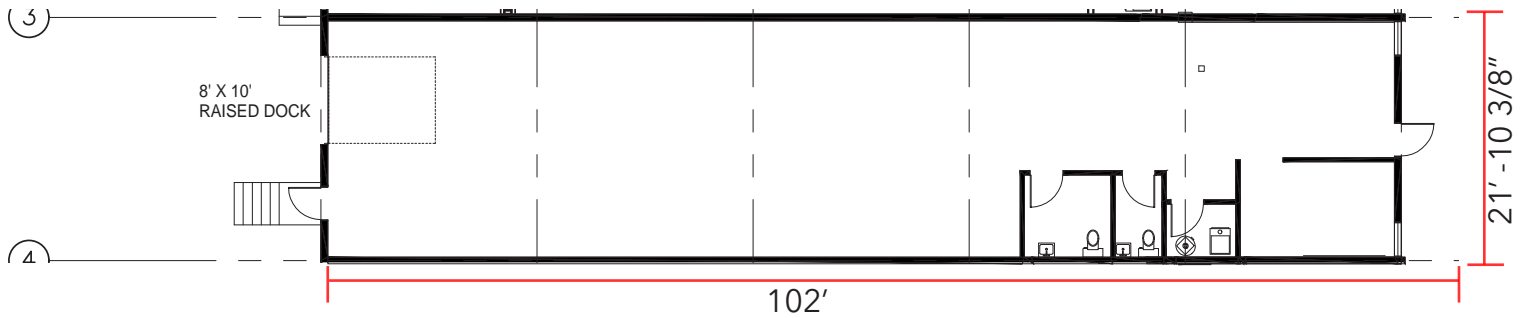
COMMENTS:

- » 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

UNIT	LOADING	SQUARE FOOTAGE (SF)	AVAILABILITY	SALE PRICE
1303A	1 DK 8'x10'	Total: 2,257	May 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.)

UNCONDITIONAL

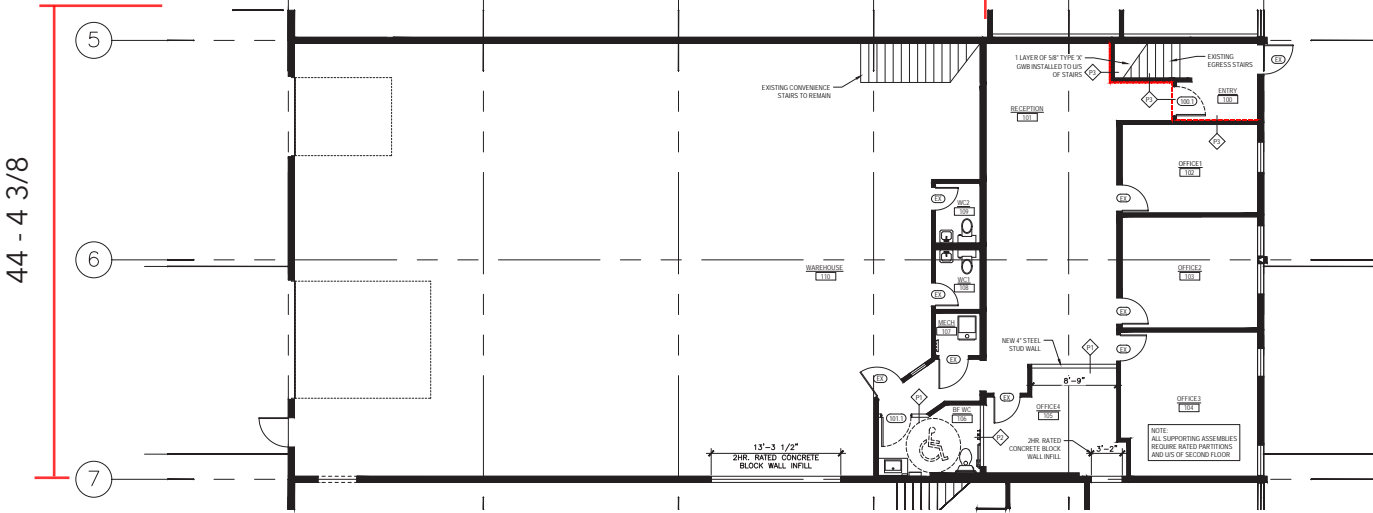
FLOOR PLAN | 1303A



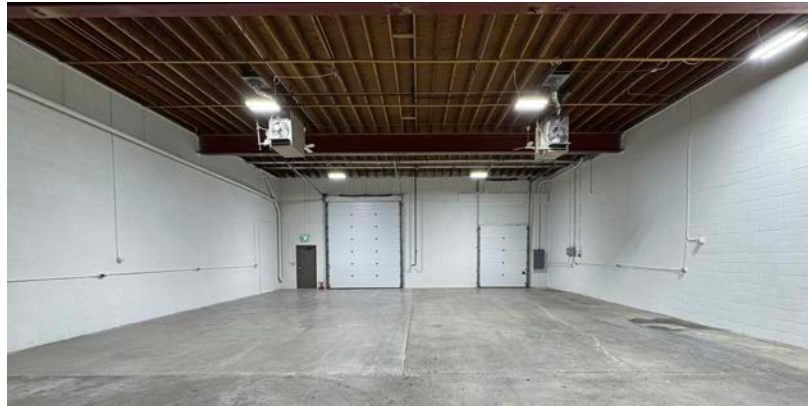
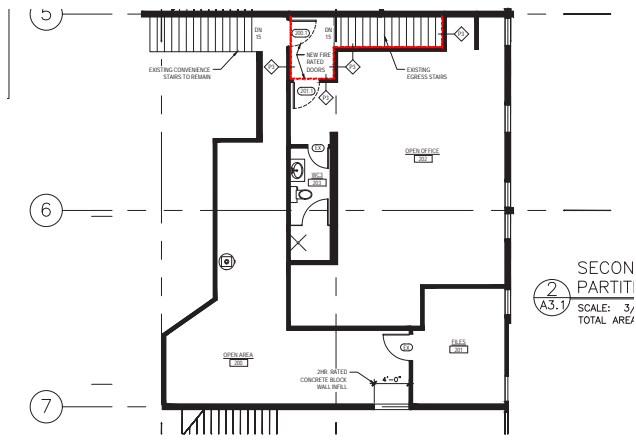
FLOOR PLAN | 1307

MAIN FLOOR

59' - 8 1/2"



SECOND FLOOR

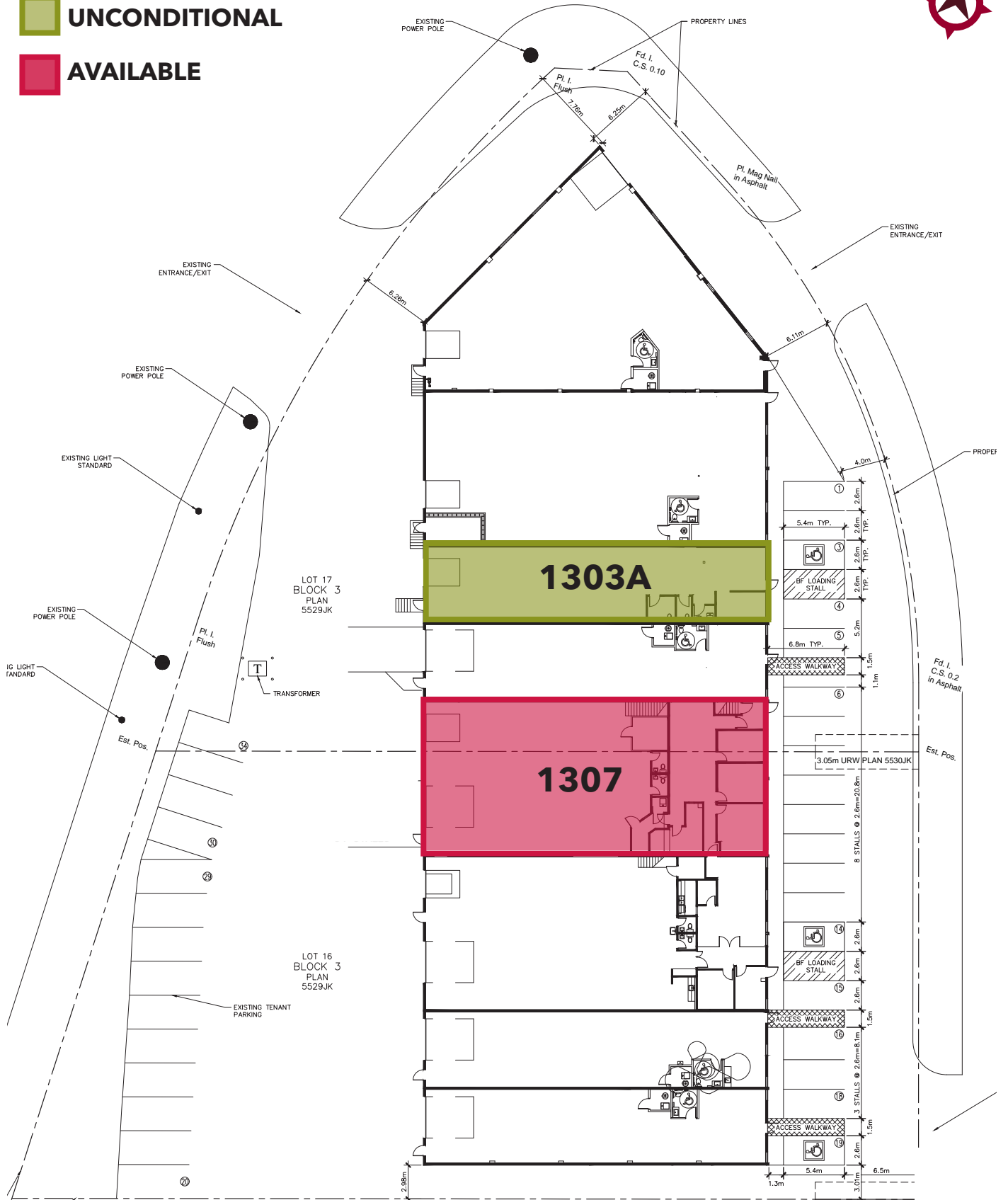


SITE PLAN

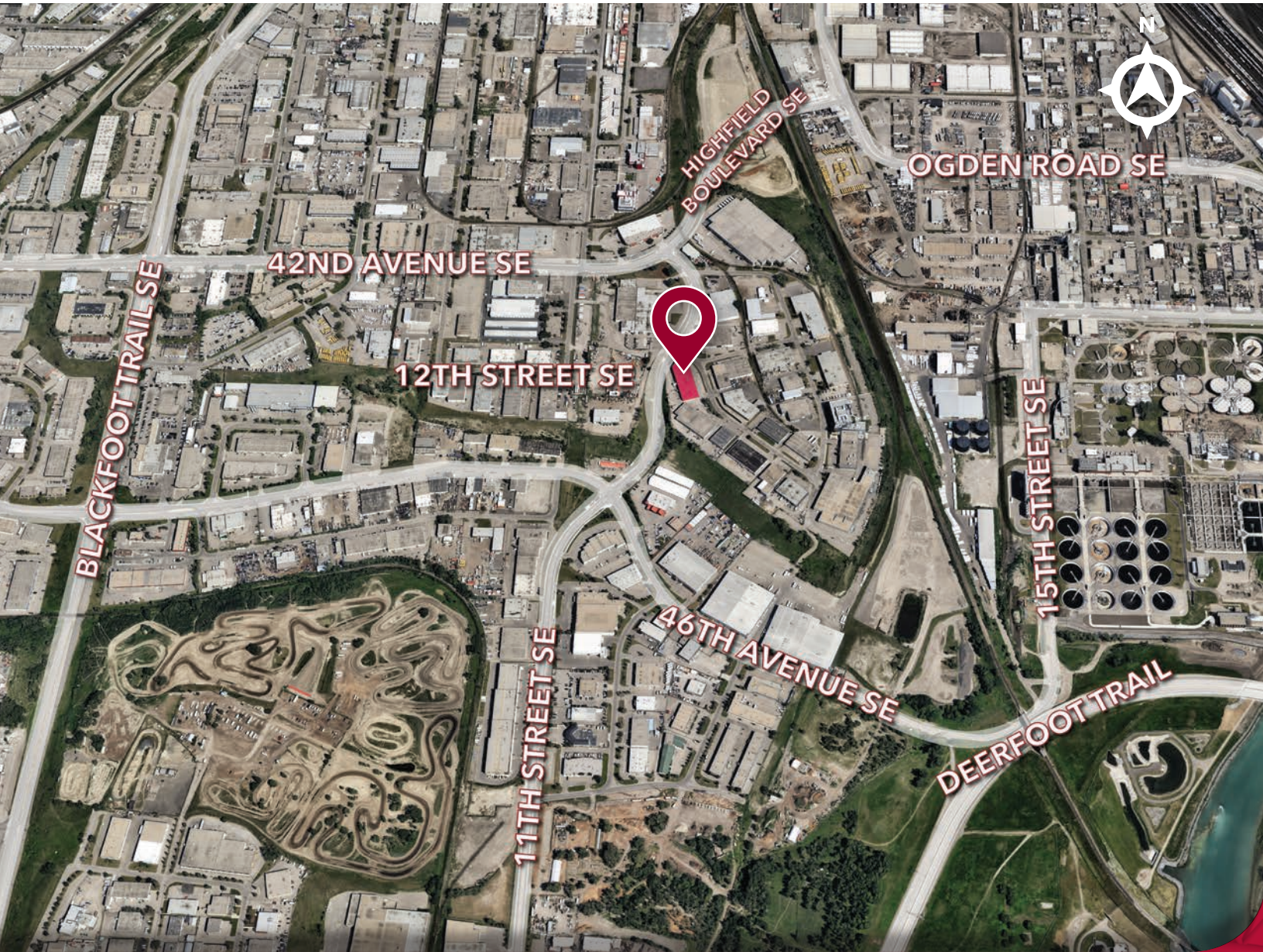


 UNCONDITIONAL

 AVAILABLE



LOCATION



CONTACT US



JON C. MOOK, SIOR
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com



ELIAS TSOUGRIANIS
SALES & LEASING ASSOCIATE
c: 403-680-4875
etsougrianis@lee-associates.com

This brochure is for INFORMATION PURPOSES ONLY. There are no representations or warranties provided with respect to the information contained herein. Any prospective purchaser should take whatever steps they deem necessary or advisable to verify the accuracy or completeness of any information contained herein before relying on any such information. Prospective purchasers are cautioned to conduct their own due diligence.

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9
lee-associates.com/calgary



COMMERCIAL REAL ESTATE SERVICES