

OWNER-USER OR INVESTMENT SALE OPPORTUNITY

10672 - 46th Street SE, Unit 10, Calgary, AB

4,208 sq. ft. Industrial Condo



Drive-in Loading



Quality Offices
Over Two Floors



Strategically located in
Eastlake Industrial Park

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PROPERTY DETAILS

DISTRICT:

Eastlake

LEGAL DESCRIPTION:

Condominium Plan 0811553, Unit 5

AVAILABLE AREA:

Main floor office: 1,200 sq. ft.

Second floor office: 1,200 sq. ft.

Warehouse: 1,808 sq. ft.

Total: 4,208 sq. ft.

ZONING:

I-G (Industrial General)

PURCHASE PRICE:

Market

PROPERTY TAXES:

\$16,000.36 annum (for 2025)

CONDO FEES:

\$1,147.93 per month (for 2025)

AVAILABLE:

Negotiable

CEILING HEIGHT:

24' clear

LOADING:

1 - 10' x 12' drive-in door

POWER:

225 amp, 347/600 volt, 3 phase service (TBV)

LIGHTING:

T5 fluorescent

HEATING:

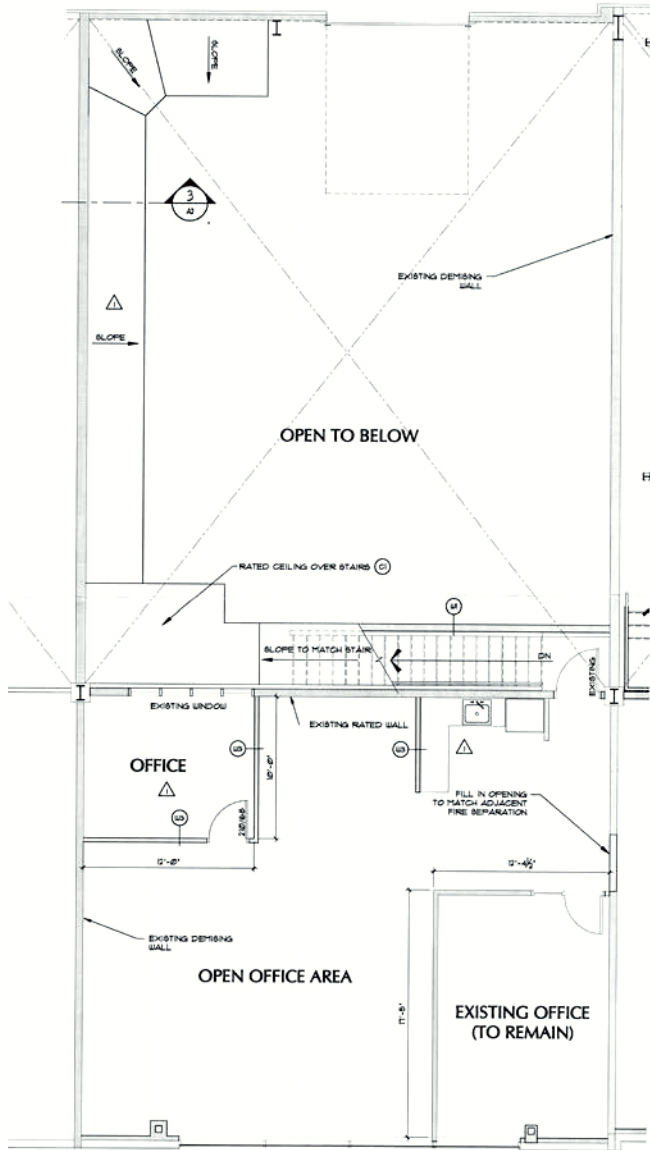
HVAC (office)

Gas fired unit heaters (warehouse)

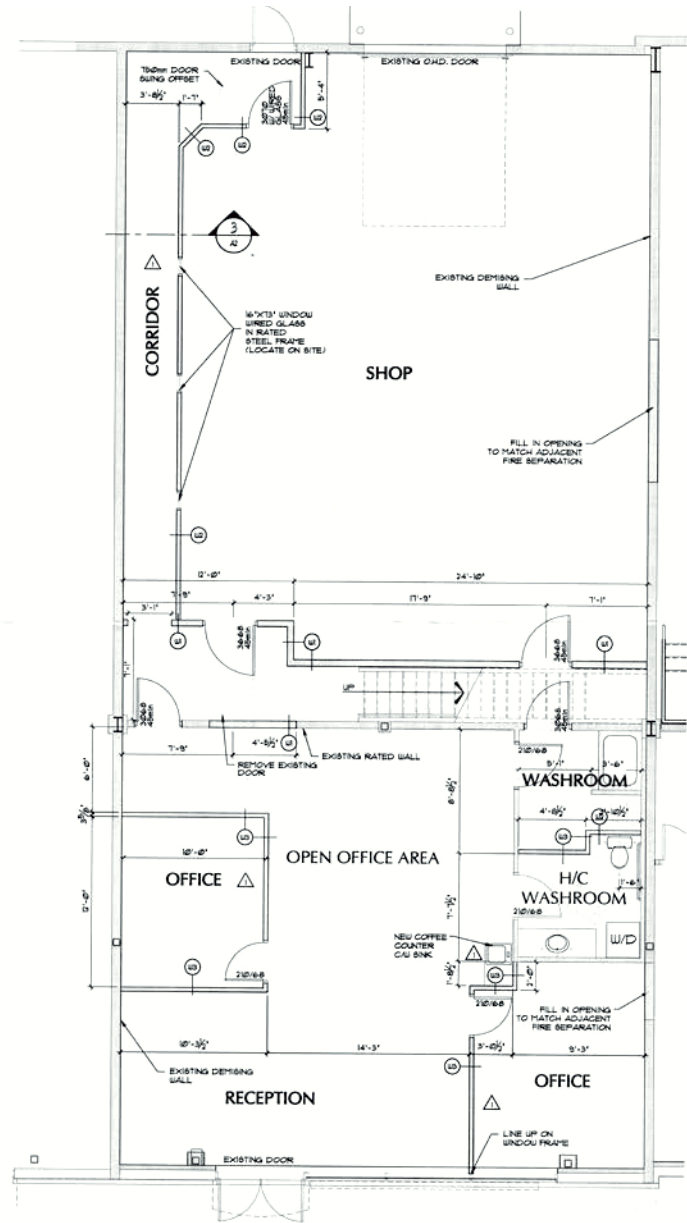
**COMMENTS:**

- » Mezzanine structure in warehouse can remain or be removed
- » Sprinklered
- » Full access around building with paved loading area
- » Seven parking stalls included
- » Quick access to Barlow Trail & 52nd Street SE

FLOOR PLAN



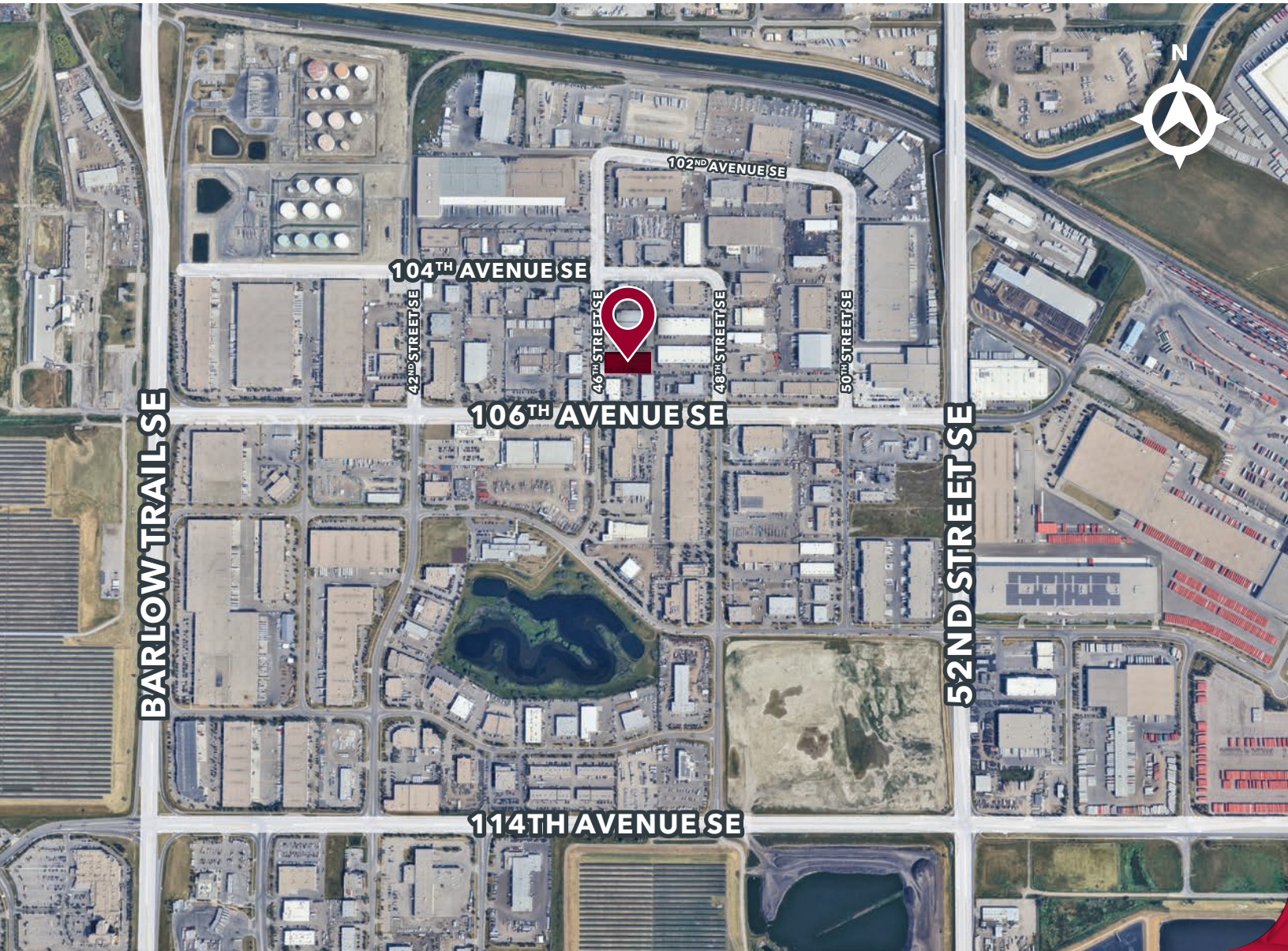
SECOND FLOOR



MAIN FLOOR



LOCATION



CONTACT US



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