

FOR SALE OR LEASE

FIRST CLASS INDUSTRIAL CONDOMINIUMS

- PURCHASE
- LEASE
- LEASE TO OWN



HGC

HEATHERGLEN CONDOMINIUMS

-QUALITY-LONGEVITY-COMPATIBILITY-

ROCKY VIEW COUNTY, AB

LOT 8, BLOCK 11, PLAN 2210706

LOT 15, BLOCK 11, PLAN 2210706

MARKETED BY:

Grant Schell

PHONE: 403-701-4273

EMAIL: GSHELL@SCHELLBROTHERS.CA

Mark Schell

PHONE: 403-861-1143

EMAIL: MSHELL@SCHELLBROTHERS.CA



www.schellbrothers.ca



HGC

HEATHERGLEN CONDOMINIUMS

OPPORTUNITY

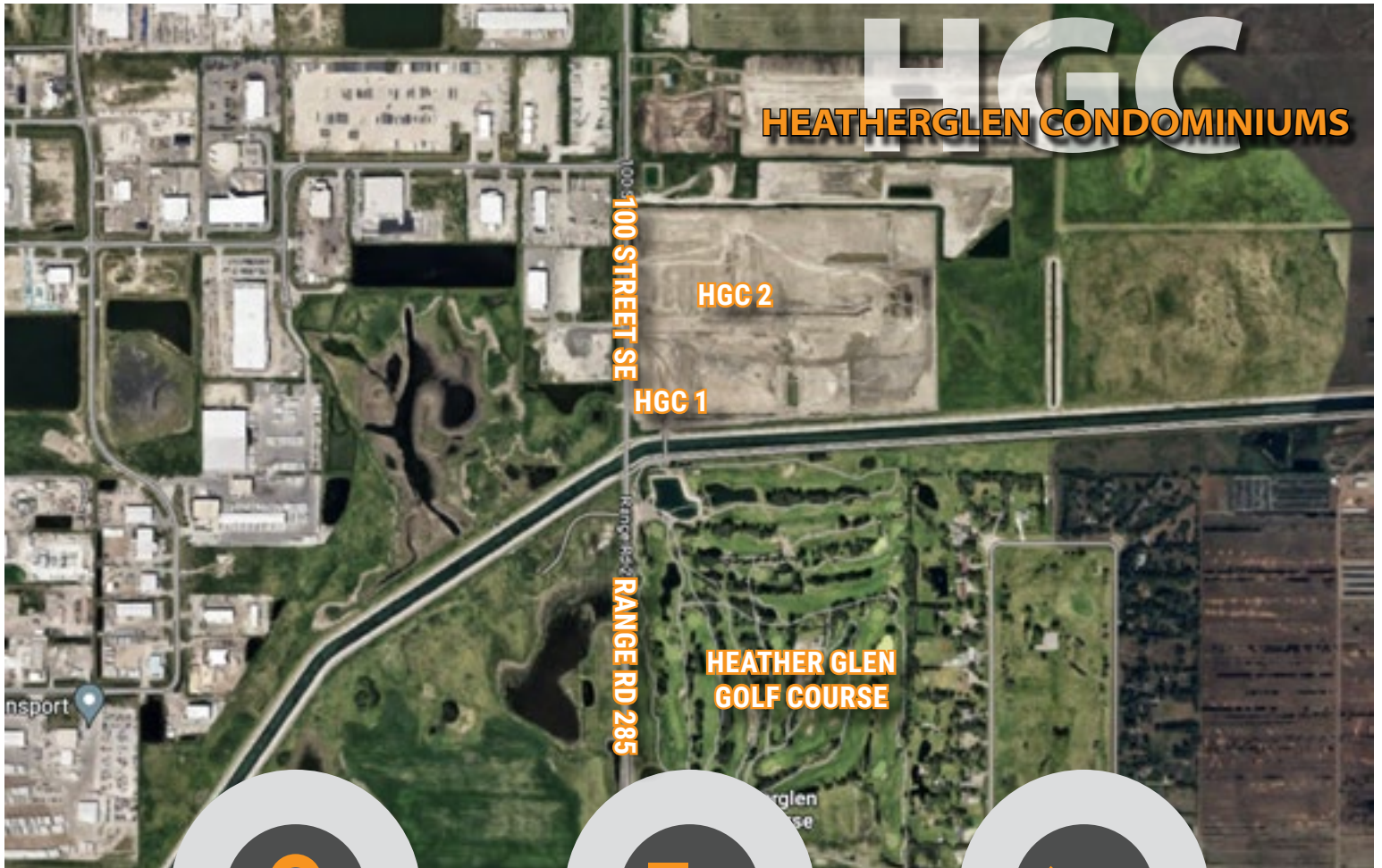
PURCHASE/LEASE/LEASE TO OWN

Introducing the epitome of industrial sophistication at the crossroads of productivity and leisure – welcome to Heatherglen Condominiums, a premium industrial condominium project in Calgary's Southeast. Designed with functionality in mind, our units provide a blank canvas for your business with a variety of sizes available. Fronting 100 street, your business will be showcased to a steady stream of potential clients and collaborators. Benefit from seamless transport links with both Stoney Trail and Glenmore Trail in close proximity, ensuring that your business is well-connected to clients, suppliers, and talent. When business is done, the nearby Heather Glen Golf Course allows you to seamlessly transition from the boardroom to the fairway.

CALGARY INDUSTRIAL MARKET

The Calgary industrial market continues to set new records as fierce user demand is met with limited supply. As Calgary's economy continues to diversify beyond oil and gas, sectors such as transportation, construction, technology, creative industries, and manufacturing are increasing the need for industrial space, pushing vacancy rates close to 2%. Scarce land opportunities, trade shortages, and escalating

material costs means limited supply conditions are expected to persist with new offerings at ever increasing prices.



LOCATION

Twenty two minutes to Downtown Calgary and Calgary International Airport. Close proximity to growing communities of Langdon and Chestermere.

Accessible to Stoney Trail, Glenmore Trail, and other major transportation routes.

In the midst of a thriving industrial park bustling with economic activity.



BUILDING

First class design and construction. Concrete tilt up walls, oversized 16' x16' loading doors, structural steel/concrete mezzanines, efficient radiant infrared heaters in warehouse, and above average power supply per unit.

Designed and constructed with the ideals of quality, longevity, and compatibility.



AMENITIES

Neighbouring the popular Heather Glen Golf Course, a well known destination since the 1980's.

East Hills Shopping Centre located minutes away features giant retailers such as Costco, Walmart, multiple dining options, and financial & medical providers.

BUILDING 1



BUILDING FEATURES

TOTAL BUILDING SIZE:	67,139 sq.ft. (To Be Verified)
NUMBER OF UNITS:	15
UNIT SIZES:	3,914 sq.ft. 4,215 sq.ft. 8,430 sq.ft. and up
MEZZANINE:	Structural steel/concrete
LOADING:	1 X Drive-In Door per unit (16'x16')
CEILING HEIGHT:	To Be Verified
POWER:	200 amp per unit (To Be Verified)
HEATING:	Warehouse: Radiant Tube Office: Roof Top Unit
LIGHTING:	LED Lighting
SPRINKLERS:	Yes
PARKING:	Double Row



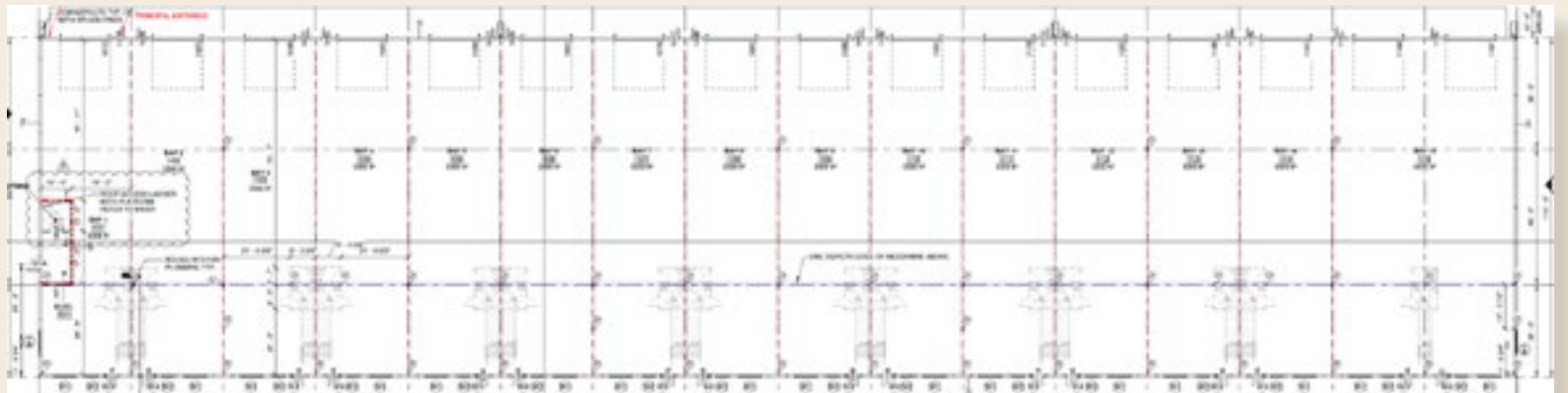
BUILDING 1



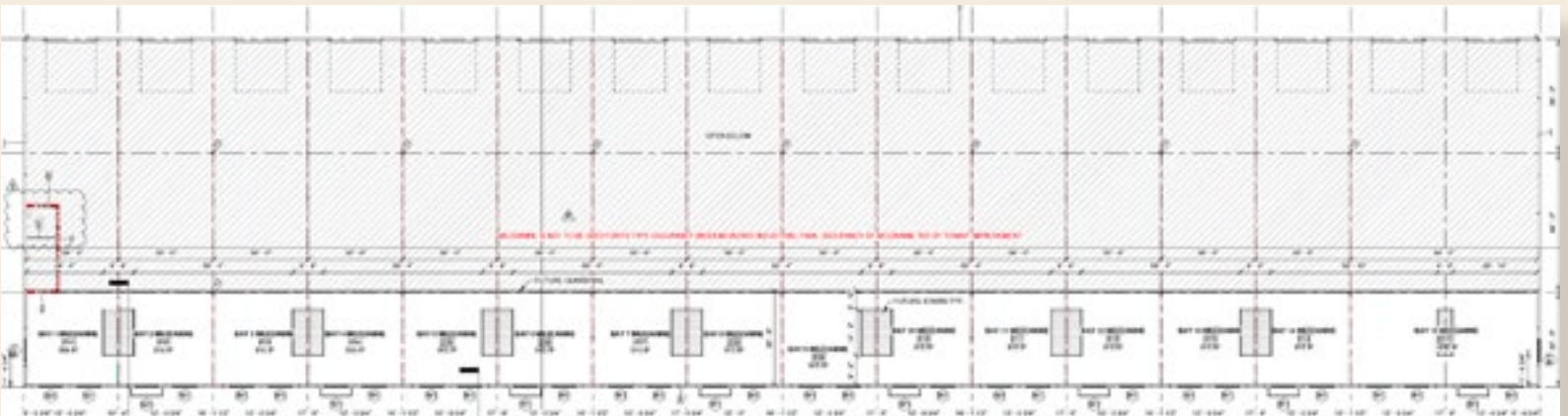
FRONT ELEVATION



REAR ELEVATION



MAIN FLOOR



MEZZANINE

BUILDING 1

PURCHASE - LEASE - LEASE TO OWN OPTIONS AVAILABLE

UNIT NUMBER	MAIN FLOOR SIZE* (SQ.FT.)	MEZZANINE SIZE* (SQ.FT.)	TOTAL SIZE* (SQ.FT.)	PRICE PER SQ.FT.	TOTAL PRICE
1	3,008	906	3,914	\$250	\$978,500
2	3,300	915	4,215	\$245	\$1,032,675
3	3,300	915	4,215	\$245	\$1,032,675
4	3,300	915	4,215	\$245	\$1,032,675
5	3,300	915	4,215	\$245	\$1,032,675
6	3,300	915	4,215	\$245	\$1,032,675
7	3,300	915	4,215	\$245	\$1,032,675
8	3,300	915	4,215	\$245	\$1,032,675
9	3,300	915	4,215	\$245	\$1,032,675
10	3,300	915	4,215	\$245	\$1,032,675
11	3,300	915	4,215	\$245	\$1,032,675
12	3,300	915	4,215	\$245	\$1,032,675
13	3,300	915	4,215	\$245	\$1,032,675
14	3,300	915	4,215	\$245	\$1,032,675
15	6,600	1,830	8,430	\$250	\$2,107,500

*All sizes to be verified

ALSO AVAILABLE FOR LEASE AT MARKET RATES



BUILDING 2

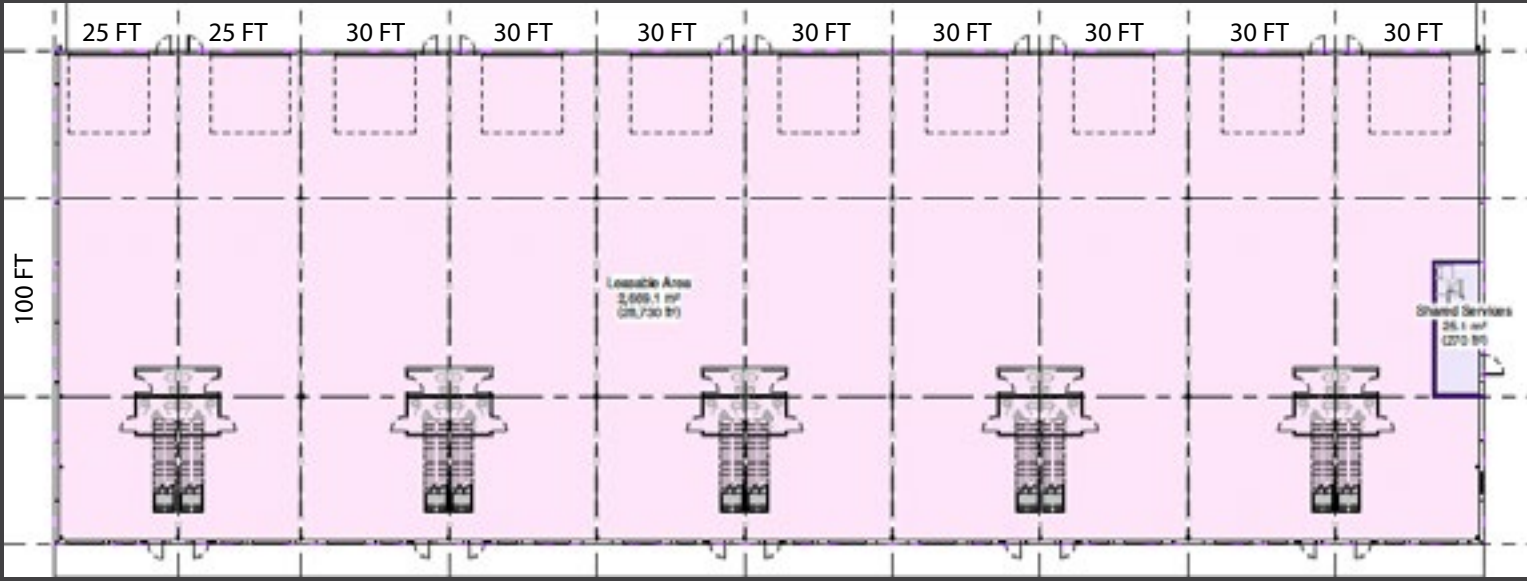


BUILDING FEATURES

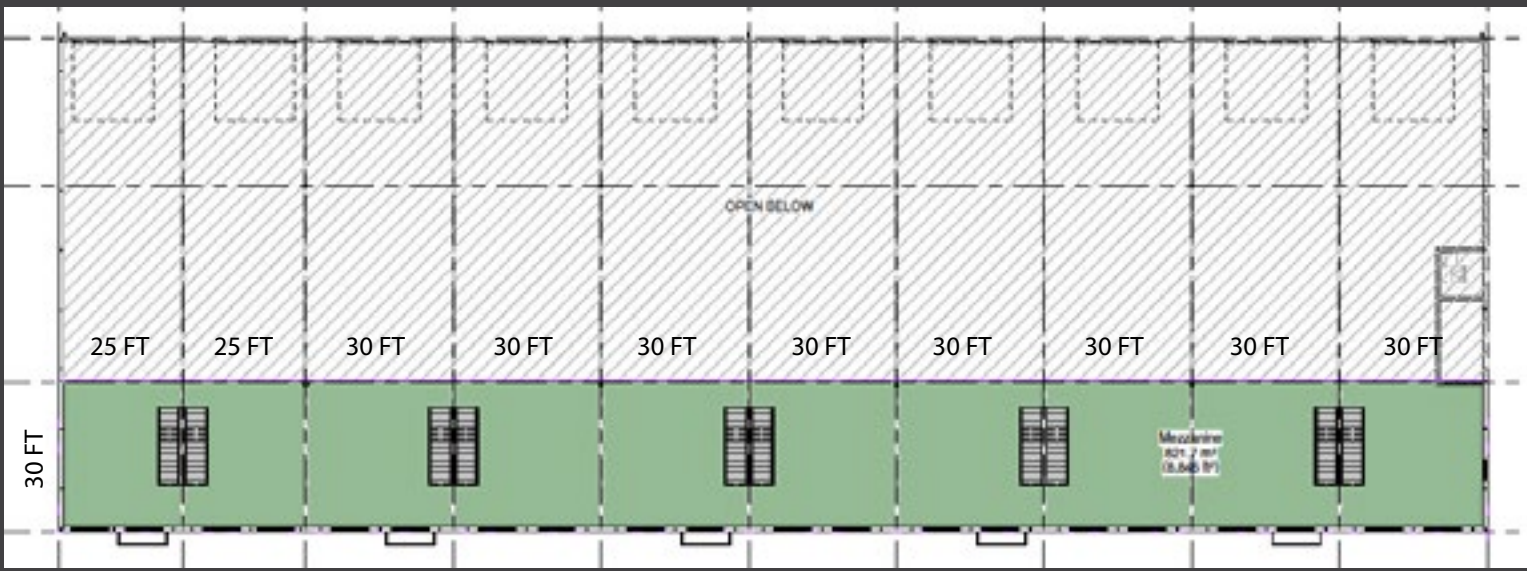


TOTAL BUILDING SIZE:	37,558 sq.ft. (To Be Verified)
NUMBER OF UNITS:	10
UNIT SIZES:	3,250 sq.ft. 3,262 sq.ft. 3,641 sq.ft. 3,915 sq.ft. and up
MEZZANINE:	Structural steel/concrete
LOADING:	1 X Drive-In Door per unit (16'x16')
CEILING HEIGHT:	To Be Verified
POWER:	200 amp per unit (To Be Verified)
HEATING:	Warehouse: Radiant Tube Office: Roof Top Unit
LIGHTING:	LED Lighting
SPRINKLERS:	Yes
PARKING:	Double Row

BUILDING 2



MAIN FLOOR



MEZZANINE

BUILDING 2

PURCHASE - LEASE - LEASE TO OWN OPTIONS AVAILABLE

UNIT NUMBER	MAIN FLOOR SIZE* (SQ.FT.)	MEZZANINE SIZE* (SQ.FT.)	TOTAL SIZE* (SQ.FT.)	PRICE PER SQ.FT.	TOTAL PRICE
1	2,500	750	3,250	\$245	\$796,250
2	2,500	762	3,262	\$240	\$782,880
3	3,000	915	3,915	\$240	\$939,600
4	3,000	915	3,915	\$240	\$939,600
5	3,000	915	3,915	\$240	\$939,600
6	3,000	915	3,915	\$240	\$939,600
7	3,000	915	3,915	\$240	\$939,600
8	3,000	915	3,915	\$240	\$939,600
9	3,000	915	3,915	\$240	\$939,600
10	2,729	912	3,641	\$245	\$892,045

*All sizes to be verified

ALSO AVAILABLE FOR LEASE AT MARKET RATES



HGC

HEATHERGLEN CONDOMINIUMS



-QUALITY-
-LONGEVITY-
-COMPATIBILITY-

CONTACT

GRANT SCHELL

PHONE 403-701-4273

EMAIL gschell@schellbrothers.ca

MARK SCHELL

PHONE 403-861-1143

EMAIL mschell@schellbrothers.ca

www.schellbrothers.ca



The information is intended for informational purpose only and should not be relied upon by recipients hereof. Schell Brothers Real Estate Corp. neither guarantees, warrants or assumes any responsibility or liability with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the information. The Information may change and any property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of Schell Brothers Real Estate Corp.