

# **F O R S A L E**

**104, 4116-64 Avenue SE  
FOOTHILLS INDUSTRIAL PARK**



**3,233 sq. ft. Condo Warehouse bay**

## **H i g h l i g h t s ...**

- ✓ Accessible location just off Barlow Trail & 61 Avenue SE, proximity to major traffic corridors
- ✓ Professionally managed complex
- ✓ Clean unit fully developed on 2 levels
- ✓ Well maintained owner occupied complex
- ✓ Functional well designed office development

**CENTURY 21 Bamber Realty Ltd.**

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**Retail, Industrial, Investment Sales & Leasing**

# **F O R S A L E**

## **Condo Warehouse with Office on 2 levels**

|                           |                                                                                                                                                                                                                                                                  |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ADDRESS:</b>           | <b>104, 4116 - 64th Avenue SE, Calgary, Alberta T2C 2B3</b>                                                                                                                                                                                                      |
| <b>LEGAL DESCRIPTION:</b> | <b>Condominium Plan 8010104, Unit 3, Unit Factor 1667</b>                                                                                                                                                                                                        |
| <b>ZONING:</b>            | <b>I-G Industrial General, Bylaw IP2007</b>                                                                                                                                                                                                                      |
| <b>YEAR BUILT:</b>        | <b>1978</b>                                                                                                                                                                                                                                                      |
| <b>PROPERTY TAXES:</b>    | <b>(2026) \$13, 222.83 per annum</b>                                                                                                                                                                                                                             |
| <b>CONDO FEES:</b>        | <b>(2026) \$728.71 per month, includes water, all other utilities metered</b>                                                                                                                                                                                    |
| <b>SURVEY OF AREAS:</b>   | <b>Main floor Office and Warehouse 2,141 sq. ft.<br/>2nd floor Office 1092 sq. ft.<br/>Total Gross Area 3,233 sq. ft.</b>                                                                                                                                        |
| <b>REGISTERED SIZE:</b>   | <b>250.80 sq. meters. / 2,699.61sq. ft.</b>                                                                                                                                                                                                                      |
| <b>DESCRIPTION:</b>       | <b>Fully developed clean Warehouse bay with office improvements on 2 levels. Main floor contains, reception, 2 private offices, staff kitchen and 2 washrooms, balance is open warehouse, 2nd floor contains 2 private offices, conference room and storage.</b> |
| <b>CEILING HEIGHT:</b>    | <b>8' clear in office, 18'5" clear in warehouse</b>                                                                                                                                                                                                              |
| <b>ELECTRICAL:</b>        | <b>200 amp, 4 wire, 3 phase. TBV</b>                                                                                                                                                                                                                             |
| <b>LOADING:</b>           | <b>12' x 14' rear overhead drive in door</b>                                                                                                                                                                                                                     |
| <b>PARKING:</b>           | <b>2 front stalls and 1 visitor parking stall per unit</b>                                                                                                                                                                                                       |
| <b>MECHANICAL:</b>        | <b>Gas fired forced air furnace, chiller, suspended gas fired heater in Warehouse, 2 washrooms</b>                                                                                                                                                               |
| <b>ASKING PRICE:</b>      | <b>\$ 650,000 / \$ 201.05 per sq. ft.</b>                                                                                                                                                                                                                        |
| <b>COMMENTS:</b>          | <b>Excellent Sale opportunity, Clean fully developed unit with main and 2nd floor office. Strategic location just off Barlow Trail and 61 Avenue SE provides quick access to all major traffic corridors in area. No Automotive Uses of any kind.</b>            |

**NOTE:** the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Purchaser and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.

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## #104, 4116 64 AVENUE SE

Industrial Buildings: Standard Methods of Measurement ANSI/BOMA Z65.2—2019 - Calgary, AB

### AREA SUMMARY

MAIN LEVEL GROSS LEASABLE AREA - 2,141 Sq.Ft. / 198.9 m<sup>2</sup>

2nd LEVEL GROSS LEASABLE AREA - 1,092 Sq.Ft. / 101.4 m<sup>2</sup>

TOTAL GROSS LEASABLE AREA - 3,233 Sq.Ft. / 300.3 m<sup>2</sup>

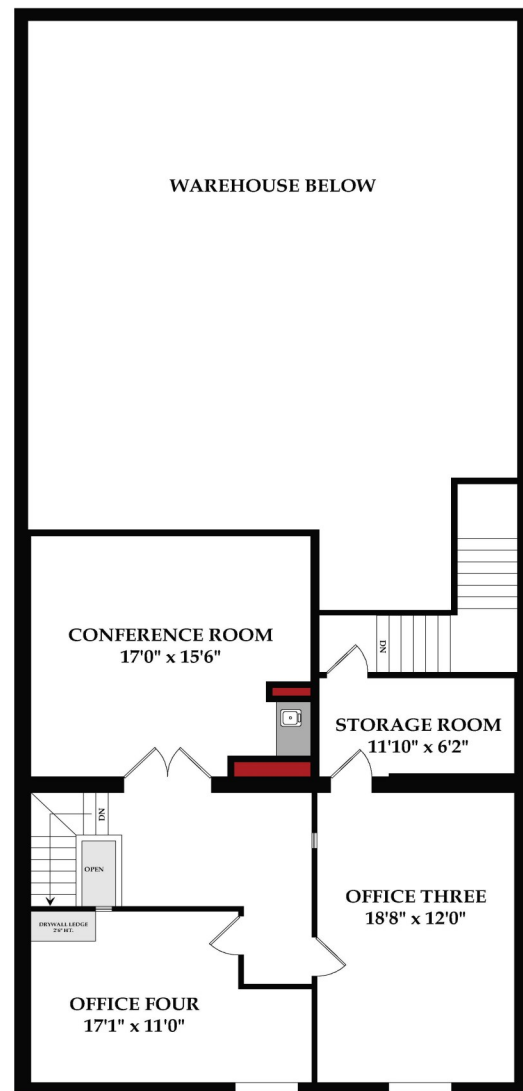
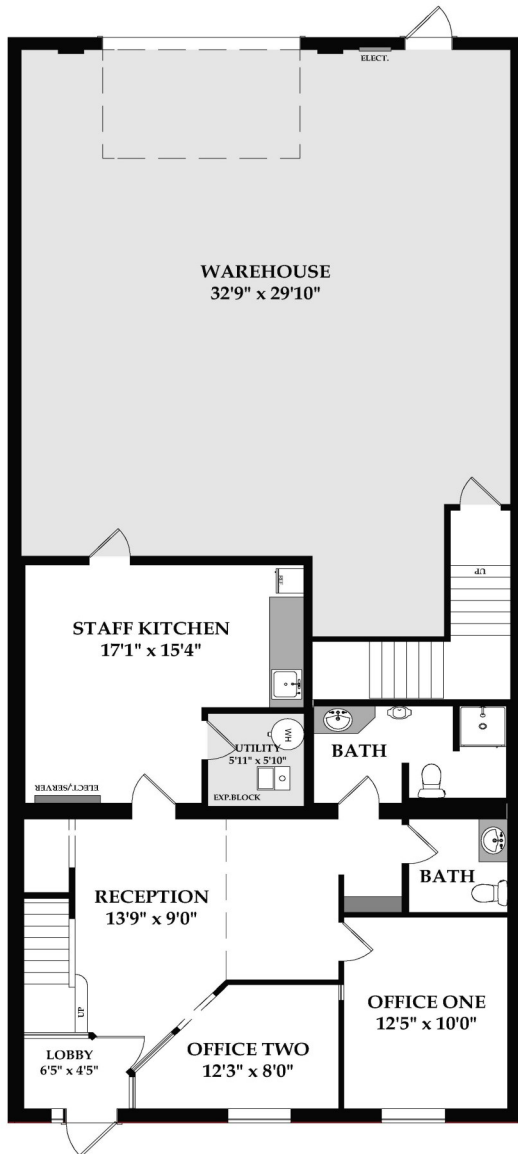
DATE COMPLETED: AUGUST 8, 2024

PROPERTY TYPE: COMMERCIAL

PAUL LOUITT / CENTURY 21 BAMBER

## CENTURY 21®

Bamber Realty Ltd.



GROSS LEASABLE AREA OF UNIT  
COMPLETED ONLY - AS REQUESTED.  
SHARED RATIO / GROSS UP FACTOR OF  
BUILDING COMMON AREAS NOT  
AVAILABLE WITHOUT ACCESS TO ALL  
SUITES AND AREAS OF ENTIRE COMPLEX

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