



4,013 sf
CONDO BAY

ROYAL LEPAGE
Mission Real Estate

COMMERCIAL

SHELDON NAPASTUK

Commercial Realtor
Industrial Sales & Leasing

PROPERTY FEATURES

This outstanding owner / user opportunity is conveniently located along 27th Avenue NE in South Airways Industrial Park. It Offer's quick access to and from Barlow and Deerfoot Trails as well as anywhere you need to get in Calgary's North East. This move in ready condo features a combination of private offices and flex space, a main floor boardroom and large kitchen / lunch room. It also offers 7 parking stalls for your customers and staff. This property is also available for Lease.



107, 2915 - 21 St. NE
Calgary, AB T2E 7T1



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FEATURES

- For Sale or Lease
- 7 parking stalls
- Large marshalling/parking area behind bay
- Shop washroom with shower
- Large kitchenette/lunchroom
- Second floor furniture can be included
- Easy access to major roadways such as Deerfoot Trail, 32nd Ave NE & Barlow Trail

PROPERTY INFORMATION

District:	South Airways
Zoning:	I-G
Total Size:	4,013 sf
Office (main):	771 sf
Office (mezz):	596 sf
Warehouse:	2,646 sf
Loading:	14' x 12'
Ceiling Height:	22' Clear
Power:	200 Amp (TBV)
Parking:	7 Stalls

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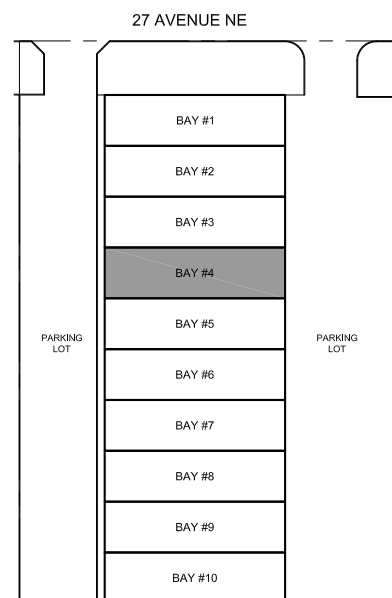
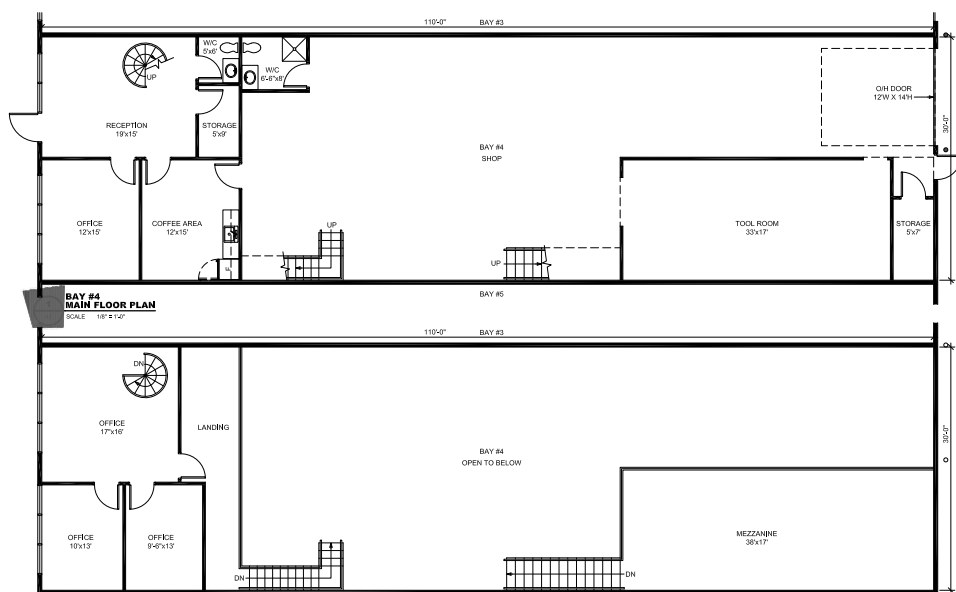
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FINANCIAL INFORMATION

Lease Rate:	\$10.75 (with escalations)
Op. Costs:	\$4.97 / sf
Sale Price:	\$849,000
Condo Fees:	\$6,800 (annual)
Property Taxes:	\$11,587 (annual)
Term:	3 - 5 Years
Available:	Immediately



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