

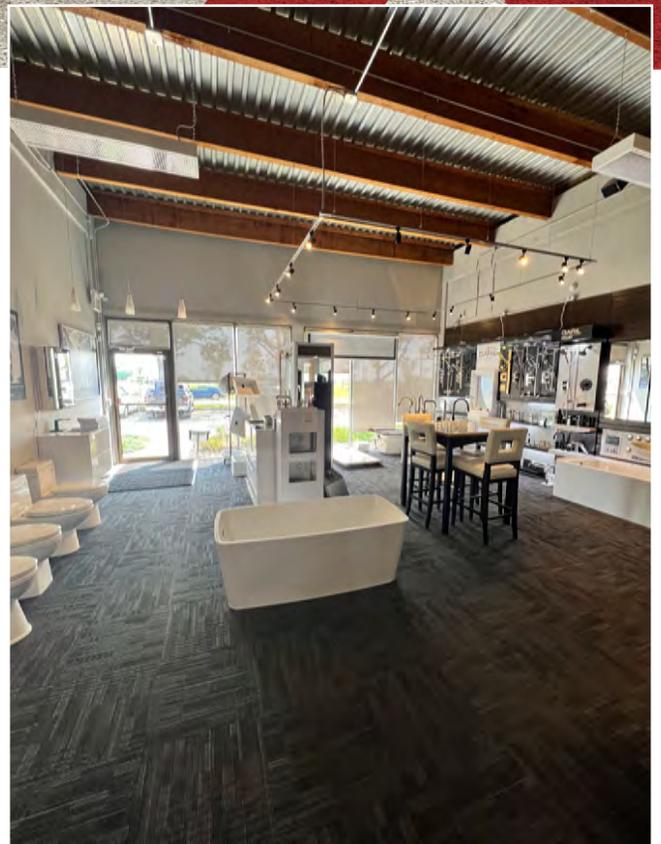


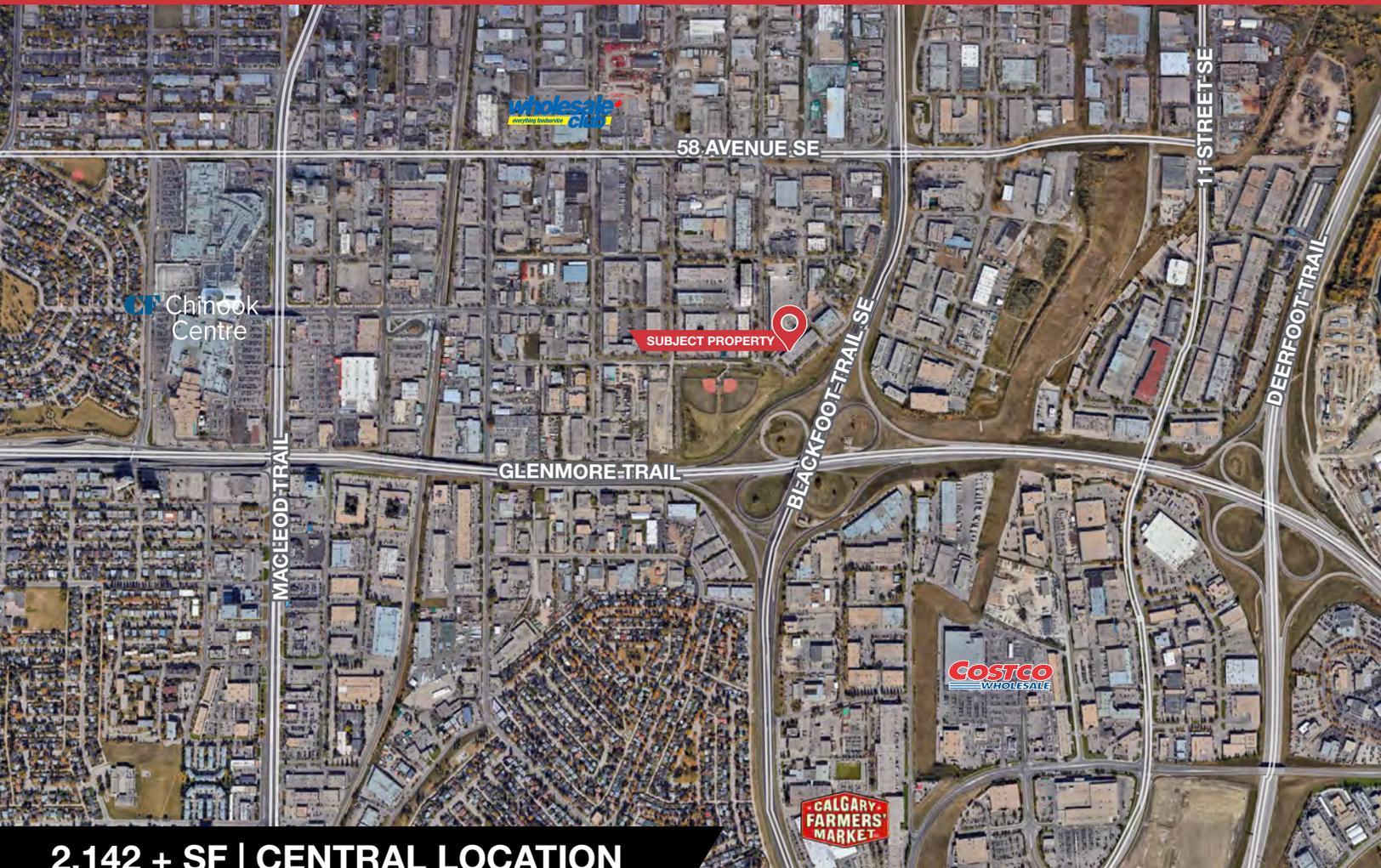
2,142 ± SF | CENTRAL LOCATION

6151 6 Street SE, Unit 4

Calgary, AB

- Prime location with signage and direct exposure to Blackfoot Trail.
- Ease of access to major thoroughways
- Versatile property offering a combination of warehouse and showroom spaces, catering to a diverse range of business's.
- Well-equipped with a single dock loading door designed to accommodate 53' trailers.
- Attractive and contemporary flex space featuring exposed wood beams and heated flooring, creating a visually appealing and comfortable work environment.
- Unit includes 1 office, 1 boardroom, a fully functional kitchen, and comprehensive security system.





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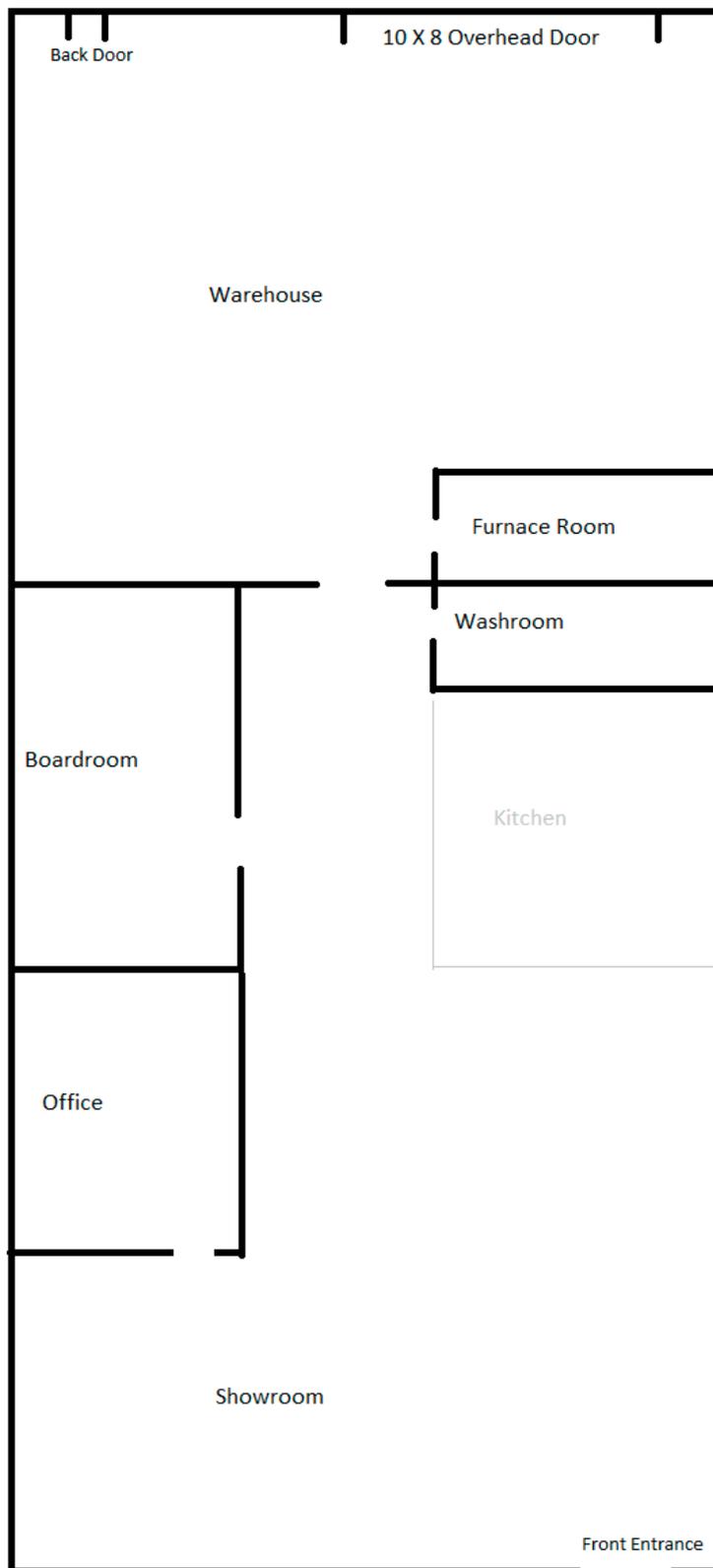
6151 6 Street SE, Unit 4

Calgary, AB

District:	Manchester
Legal Description:	Plan 0214191, Unit 4
Zoning:	I-G
Total Area:	2,142 ± SF
Office:	1,191 ± SF
Warehouse:	951 ± SF
Loading:	Dock Door (53' Trailer Access)
Ceiling Height:	14' clear
Asking Price:	\$625,000.00
Condo Fees:	\$607.80/month
Property Tax:	\$12,284.63 (est. 2023)
Power:	100 Amps, 250 Volts, 3 Phase (TBV)
Parking:	Scramble



Floor Plan



** Floorplan is an approximation and not exactly to scale*

