### 2,142 $\pm$ SF | CENTRAL LOCATION

DME

6151

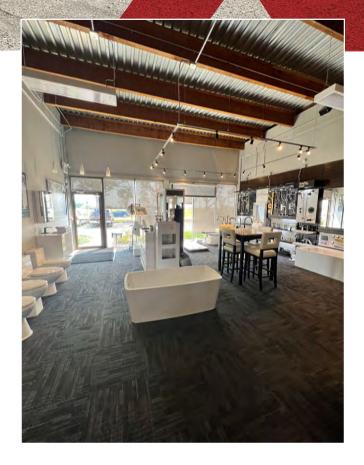
### 6151 6 Street SE, Unit 4

Calgary, AB

hoices Inc. 슎

mfci.ca

- Prime location with signage and direct exposure to Blackfoot Trail.
- Ease of access to major throughways
- 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.

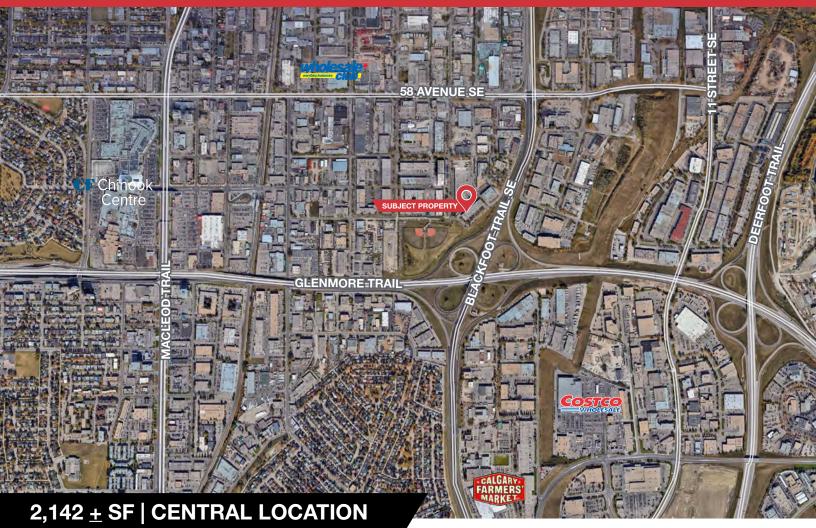




#### **9** 3633 8 Street SE

Calgary AB, T2G 3A5 naiadvent.com THIS BROCHURE IS INTENDED FOR INFORMATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR ACCURATE FACTUAL INFORMATION BY THE RECIPIENTS HEREOF. THE INFORMATION CONTAINED HEREIN IS BASED ON INFORMATION WHICH NAI ADVENT DEEMS RELIABLE, HOWEVER, NAI ADVENT ASSUMES NO RESPONSIBILITY FOR THE DEGREE OF ACCURACY OF SUCH INFORMATION, NOR DOES NAI ADVENT REPRESENT OR WARRANT THE INFORMATION CONTAINED HEREIN. RECIPIENTS HEREOF SHOULD CONDUCT THEIR OWN INVESTIGATIONS TO DETERMINE THE ACCURACY OF INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE.

### **N**Advent



## 6151 6 Street SE, Unit 4

Calgary, AB

District:	Manchester
Legal Description:	Plan 0214191, Unit 4
Zoning:	I-G
Total Area:	2,142 <u>+</u> SF
Office:	1,191 <u>+</u> SF
Warehouse:	951 <u>+</u> 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



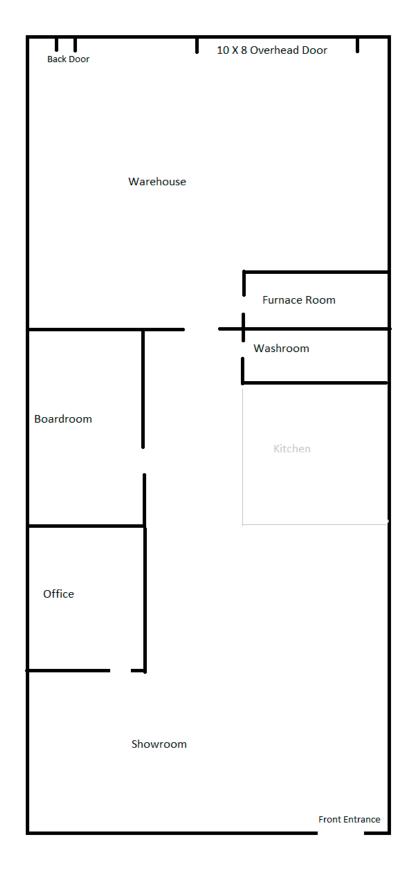


Jennifer Myles jmyles@naiadvent.com (403) 975-2616 Kaile Landry klandry@naiadvent.com (403) 669-3050 Brody Butchart bbutchart@naiadvent.com (403) 389 7857 Jamie Coulter, SIOR jcoulter@naiadvent.com (403) 835 1535



## **N**Al Advent

### **Floor Plan**



\* Floorplan is an approximation and not exactly to scale



**Jennifer Myles** (403) 975-2616

Kaile Landry jmyles@naiadvent.com klandry@naiadvent.com (403) 669-3050

Brody Butchart (403) 389 7857

**Jamie Coulter, SIOR** bbutchart@naiadvent.com jcoulter@naiadvent.com (403) 835 1535



# **N**AIAdvent







Jennifer Myles jmyles@naiadvent.com (403) 975-2616 Kaile Landry klandry@naiadvent.com (403) 669-3050 **Brody Butchart** bbutchart@naiadvent.com (403) 389 7857

Jamie Coulter, SIOR jcoulter@naiadvent.com (403) 835 1535 CALGARY COMMERCIAL GROUP.com