

E42 GARAGES

4412 9 Street SE | Calgary, AB



FOR SALE

Luxury Garages / Mancaves

WHERE LUXURY MEETS IMAGINATION!

These CALGARY BASED garage spaces not only protect your prized possessions but also showcase them in all their glory. These spaces combine functionality with aesthetics, ensuring your garage is a work of art in itself.

Designed and built to last, customizable to meet your unique needs, and infused with innovative features to seamlessly adapt to today's lifestyle.

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24/7 SECURE
ACCESS



EXCELLENT
CENTRAL
LOCATION



14'X14' OR 16'X16'
AUTOMATIC
OVERHEAD
DOOR



FLOOR
DRAIN



SPRINKLED
FIRE
SUPPRESSION



CUSTOMIZED
MEZZANINE
SIZE



UNIT
HEATERS

HIGHLIGHTS

- » E42 Garages, a centrally located premium private garage & storage facility (quality man-caves) located less than 10 minutes from Downtown Calgary at 4412 9 Street SE (directly across from the former ACE Casino Blackfoot location).
- » Premium garages ranging in main level sizes of 1,250 SF, 1,500 SF, 1,750 SF, 3,750 SF and 4,000 SF.
- » Phase 1 Project is now completed.
- » E42 Garages are intended to be luxury mancaves for those individuals seeking to store, display, and maintain collectibles from cars, motorcycles, boats or art.
- » Various sizes and configurations are available to meet any specific requirements
- » Owners will have access to the common area wash-bay & the common area hosting/event room.
- » Estimated Condo Fees are \$1.29 PSF per year (average).
- » **Please contact our team for information on pricing and promotions or to discuss unit availability.**

PROJECT DETAILS

PHASE 1 COMPLETED	January 2024
PROPERTY TAXES	\$4 - \$6/ PSF per year (estimated)
ESTIMATED CONDO FEES	\$1.29 PSF per year (average)
ZONING	I-G Industrial - General

THE CARBON

- » Units start at 1,250 sq.ft. (25 ft. x 50 ft)
- » up to 40% mezzanine
- » Clear height of 22.5 ft.
- » 14 ft. x 14 ft. high automatic overhead door
- » 13.6' high mezzanine



THE CHROMIUM

- » Units start at 1,500 sq.ft. (25 ft. x 60 ft)
- » up to 40% mezzanine
- » Clear height of 22.5 ft.
- » 14 ft. x 14 ft. high automatic overhead door
- » 13.6' high mezzanine



THE ALUMINUM

- » Units start at 1,750 sq.ft. (35 ft. x 50 ft)
- » up to 40% mezzanine
- » Clear height of 22.5 ft.
- » 16 ft. x 16 ft. high automatic overhead door
- » 13.6' high mezzanine



THE PLATINUM

- » Units start at 3,750 sq.ft. (75 ft. x 50 ft)
- » up to 40% mezzanine
- » Clear height of 22.5 ft.
- » 14 ft. x 14 ft. high automatic overhead door
- » 13.6' high mezzanine



THE TITANIUM

- » Units start at 4,000 sq.ft. (80 ft. x 50 ft)
- » up to 40% mezzanine
- » Clear height of 22.5 ft.
- » 16 ft. x 16 ft. high automatic overhead door
- » 13.6' high mezzanine

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	MUNICIPAL UNIT #	UNIT STYLE	MAIN SF	STATUS
UNIT 1	#101	CHROMIUM	1,500 SF	
UNIT 2	#103	CHROMIUM	1,500 SF	
UNIT 3	#105	CARBON	1,250 SF	
UNIT 4	#107	CARBON	1,250 SF	SOLD
UNIT 5	#109	CARBON	1,250 SF	
UNIT 6	#111	CARBON	1,250 SF	
UNIT 7	#113	TITANIUM	4,000 SF	
UNIT 8	#115	ALUMINIUM	1,750 SF	
UNIT 9	#117	PLATINUM	3,750 SF	SOLD
UNIT 10	#119	CARBON	1,250 SF	
UNIT 11	#121	CARBON	1,250 SF	
UNIT 12	#123	CARBON	1,250 SF	
UNIT 13	#125	CARBON	1,250 SF	
UNIT 14	#127	CARBON	1,250 SF	SOLD

THE SPECIFICS

» Structural mezzanine is optional and can be up to 40% of main level square footage.

PROPERTY TAXES

» \$4 - \$6 PSF per year (average)

ABOUT THE DEVELOPER

Azimuth Builders Ltd

Based in Calgary, Azimuth Builders is a progressive new Commercial / Industrial Design Build company specializing in Turnkey Builds with fast completion schedules and below market value pricing. They strive to find ways to make the construction industry better, and improve the standards of quality without increasing costs while constructing top-notch projects.

CUSTOMIZABLE

Our open-concept lofts with high ceilings offer a blank canvas for creating the ultimate luxurious sanctuary or a dynamic entertainment hub.

Any design aspirations take shape when imagination knows no bounds.

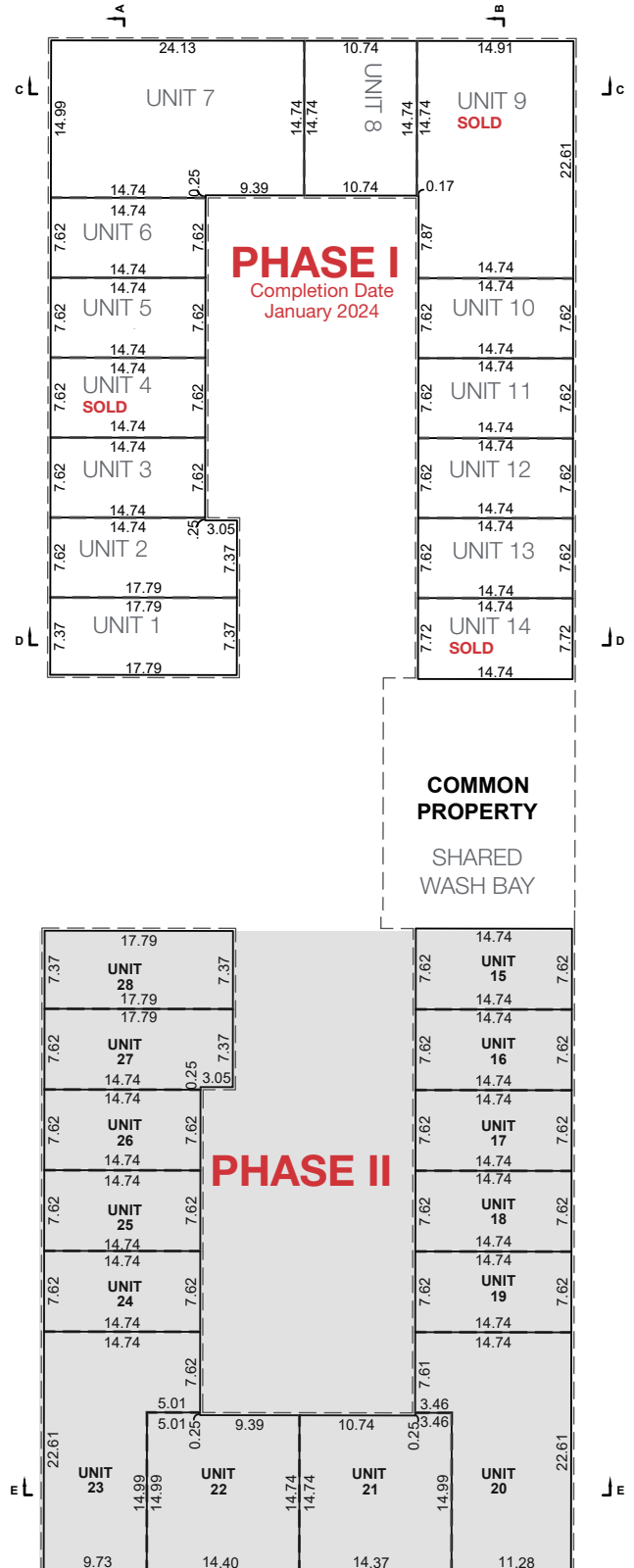
SAFETY & SECURITY

Crafted with precision and fortified with the utmost care, these garages boast a private gate and state-of-the-art security systems, creating an impenetrable sanctuary that guarantees the safety and security of the most prized possessions.

SPACIOUS

These garage units provide spacious and versatile spaces. If additional space is required, we offer the option of including a mezzanine, perfect for creating an entertainment hub or extra storage. Easy access is guaranteed making the space truly user-friendly.

MAIN FLOOR PLAN

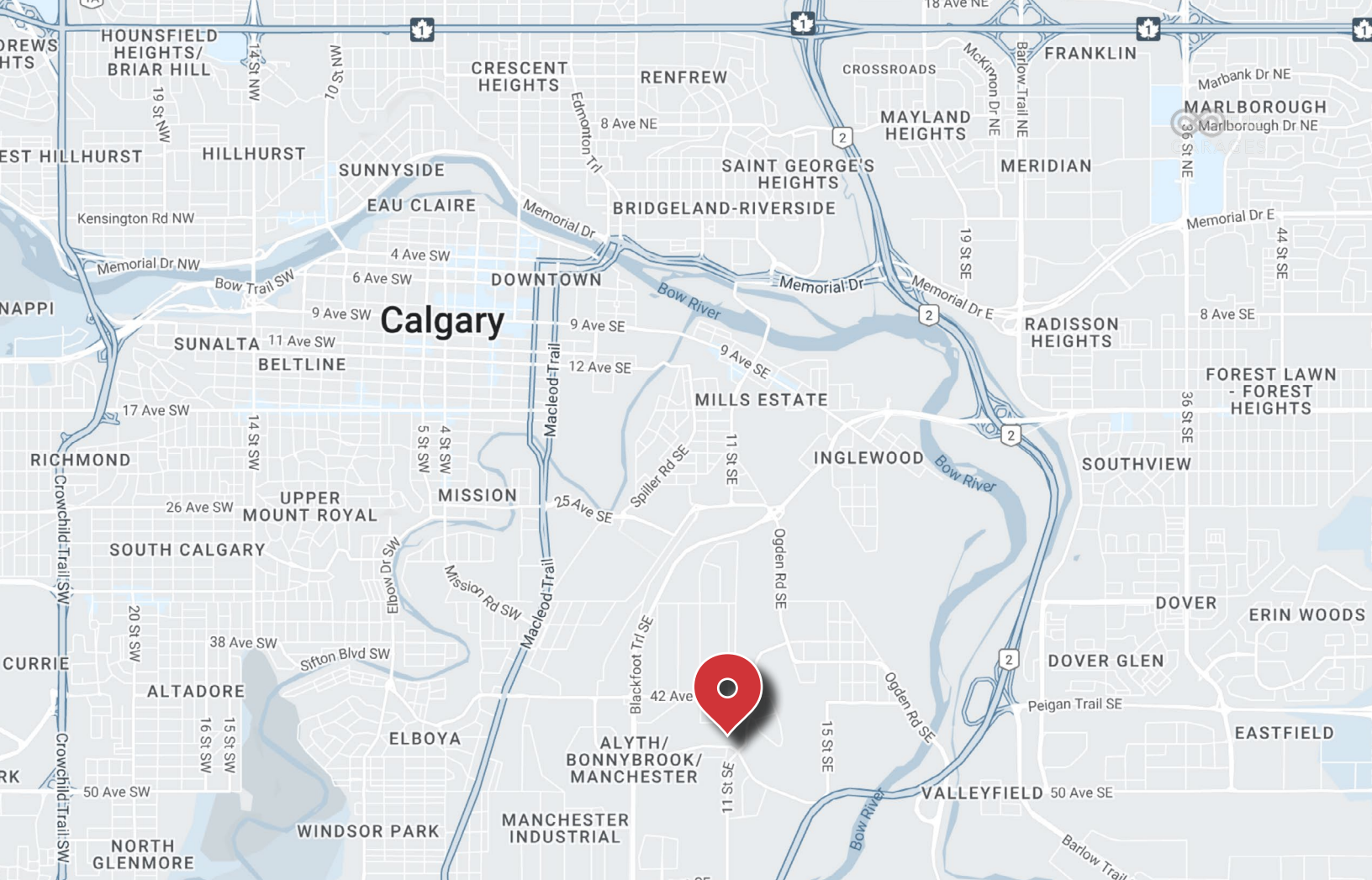


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CONTACT US



JENNIFER MYLES
ASSOCIATE
JMYLES@NAIADVENT.COM
(403) 975-2616

KAILE LANDRY
ASSOCIATE
KLANDRY@NAIADVENT.COM
(403) 669-3050

BRODY BUTCHART
SENIOR ASSOCIATE
bbutchart@naiadvent.com
(403) 389 7857

JAMIE COULTER, SIOR
VICE PRESIDENT/PARTNER
jcoulter@naiadvent.com
(403) 835 1535

WWW.NAIADVENT.COM

WWW.E42GARAGES.CA

