

ELEMENT 42



Premium Garages

4412 9 Street SE
Calgary, AB



A haven for Enthusiasts & Collectors

Discover a sanctuary for your passions with our premium private garage and storage facility, designed to cater to diverse tastes and interests. Aply referred to as 'custom havens,'

ELEMENT 42 BOASTS AN ARRAY OF LUXURIOUS SPACES.

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24/7 SECURE ACCESS

- » Element 42, a centrally located premium private garage & storage facility (quality man-caves) located less than 10 minutes from Downtown Calgary at 4412-9th Street SE (directly across from the former ACE Casino Blackfoot location).



EXCELLENT CENTRAL 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.



AUTOMATIC OVERHEAD DOOR

- » Phase 1 Project Completion in January 2024.
- » Element 42 is intended to be a luxury mancave for those individuals seeking to store, display, and maintain collectibles from cars, motorcycles, boats or art.
- » Owners will have access to the common area wash-bay & the common area hosting/event room.



FLOOR DRAIN

- » Pricing: Starts at \$350 PSF for main level square foot.
- » Estimated Condo Fees are \$1.29 PSF per year (average).
- » Please contact our team for more information or to discuss unit availability.



FIRE SUPPRESSION



OPTIONAL ADJUSTABLE MEZZANINE



UNIT HEATERS

PHASE 1 COMPLETION	January 2024
PRICE PER SF	Starts at \$350
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 14 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 14 ft. high automatic overhead door
- » 13.6' high mezzanine



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MAIN FLOOR PLAN

UNIT	UNIT STYLE	MAIN SF	PURCHASE PRICE	STATUS
UNIT 1	Chromium	1,500 SF	\$525,000	
UNIT 2	Chromium	1,500 SF	\$525,000	
UNIT 3	Carbon	1,250 SF	\$437,500	
UNIT 4	Carbon	1,250 SF	\$437,500	
UNIT 5	Carbon	1,250 SF	\$437,500	
UNIT 6	Carbon	1,250 SF	\$437,500	
UNIT 7	Titanium	4,000 SF	\$1,400,000	
UNIT 8	Aluminum	1,750 SF	\$612,500	
UNIT 9	Platinum	3,750 SF	\$1,312,500	SOLD
UNIT 10	Carbon	1,250 SF	\$437,500	
UNIT 11	Carbon	1,250 SF	\$437,500	
UNIT 12	Carbon	1,250 SF	\$437,500	
UNIT 13	Carbon	1,250 SF	\$437,500	
UNIT 14	Carbon	1,250 SF	\$437,500	

THE SPECIFICS

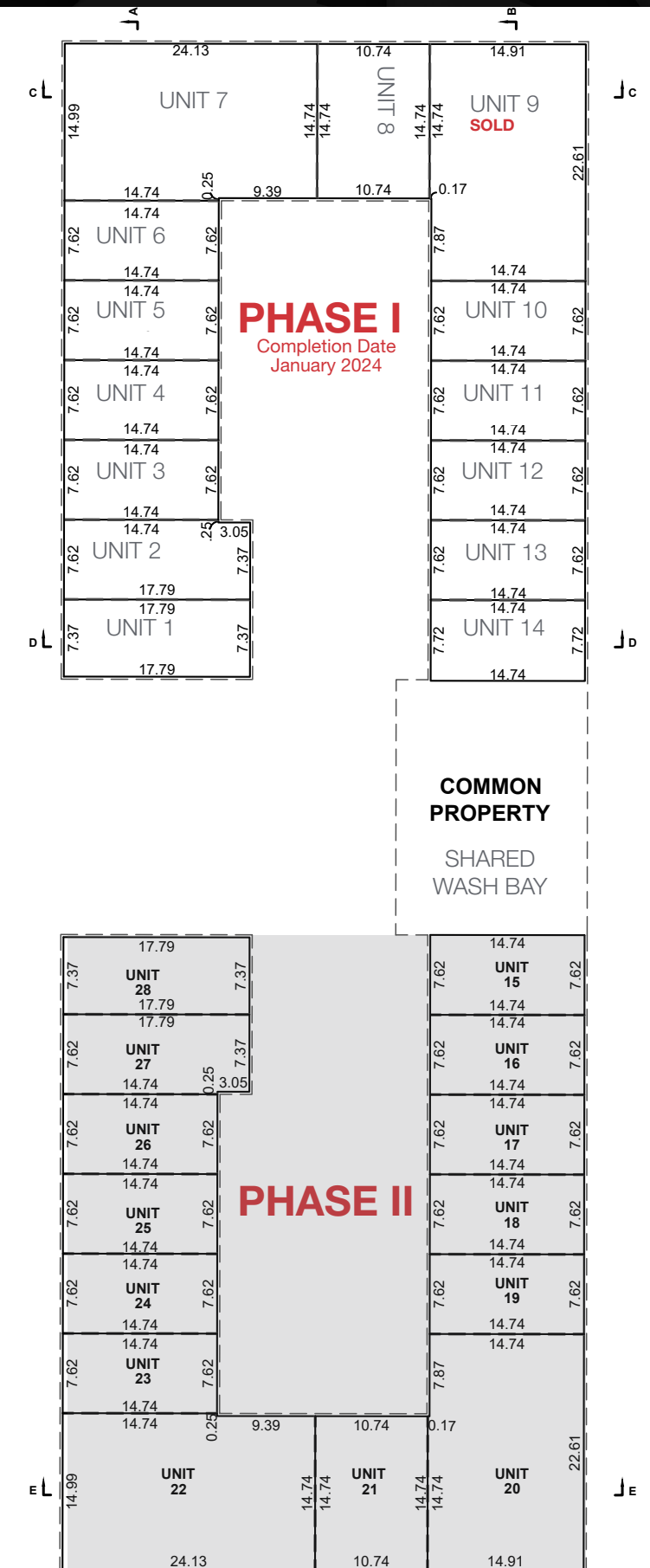
- » Main floor (Base Building) pricing is \$350.00 PSF. Structural mezzanine is optional at \$150.00 PSF and can be to 40% of main level square footage.

CONDO FEES

- » \$1.29 PSF per year (average)

PRICE PSF (\$):

- » Main Floor: \$350
- » Optional Mezzanine: \$150

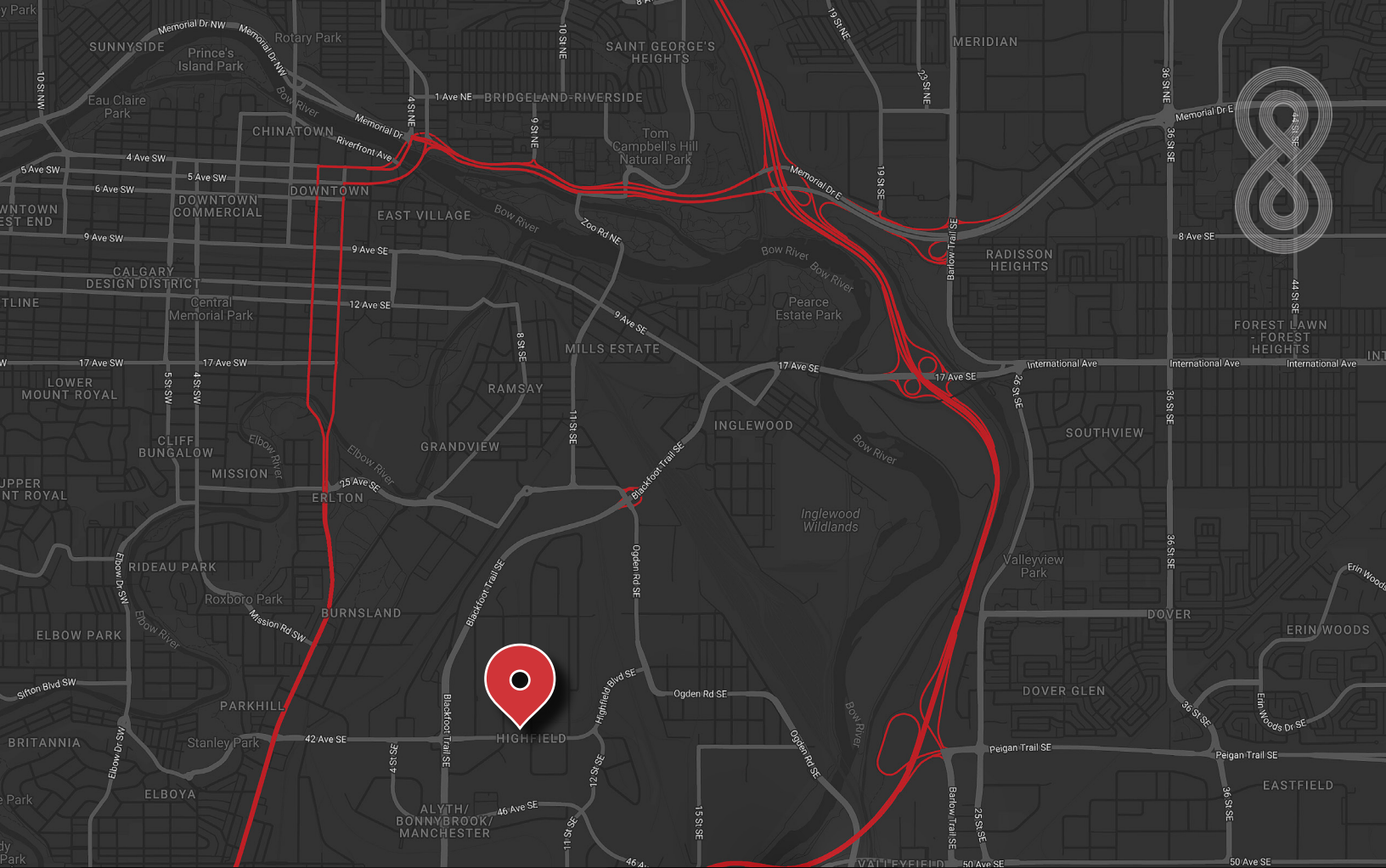


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