Industrial Condo Bay with Yard
240023 Frontier Crescent SE | Unit 15 | Calgary, Alberta

PROPERTY HIGHLIGHTS

- Located as part of a well-designed premium industrial condominium project within Frontier Industrial Park.

- Includes fenced yard, offering secure outdoor storage and additional space for operational flexibility.

- Strategically positioned just off Stoney Trail, providing quick and easy access to major transportation corridors, including Glenmore Trail, 84th Street & Peigan Trail.

- Zoned for a range of industrial uses, accommodating manufacturing, logistics, warehousing, and distribution, making it an ideal space for various business operations.

- Located within Rocky View County, benefiting from lower property taxes, reduced operating costs, and a pro-business environment.

- Includes sump in warehouse.

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17 Ave SE
Deerfoot Trail
Peigan Trail
Barlow Trail
Foothills
Stoney Trail
SUBJECT PROPERTY
Township Road 240
Chestermere
Glenmore Trail
Glenmore Trail
South Foothills

Frontier Rd
Frontier Cres
Township Rd 240
100 St SE

PROPERTY DETAILS

AVAILABLE AREA	1,750 ± SF
SALE PRICE	$479,000
LEASE RATE	$13.00 PSF
OPERATING COSTS	$5.88 PSF / Year
CONDO FEES	$6,144 / Year
PROPERTY TAXES	$4,135.90 (2024)
ZONING	DC133
LEGAL DESCRIPTION	Plan: 1312804, Unit: 15
CEILING HEIGHT	18' - 20' Clear
LOADING	1 drive-in door (12' x 14')
OUTSIDE STORAGE	Yes, fenced and secured yard
DEMISING WALL	Steel / Drywall
POWER	200 amp
DISTRICT	Rockyview County

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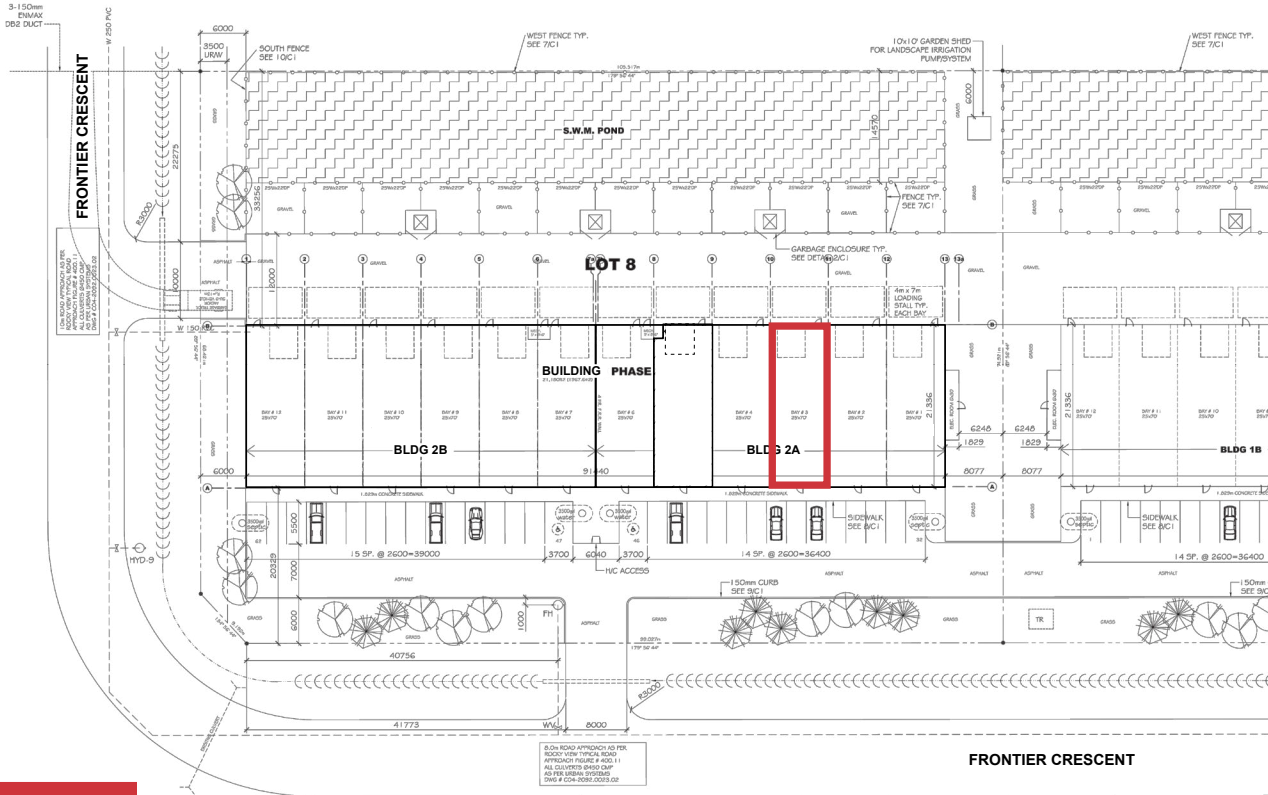(403) 835 1535

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FOR SALE / LEASE
1,750 SF | Warehouse with Yard
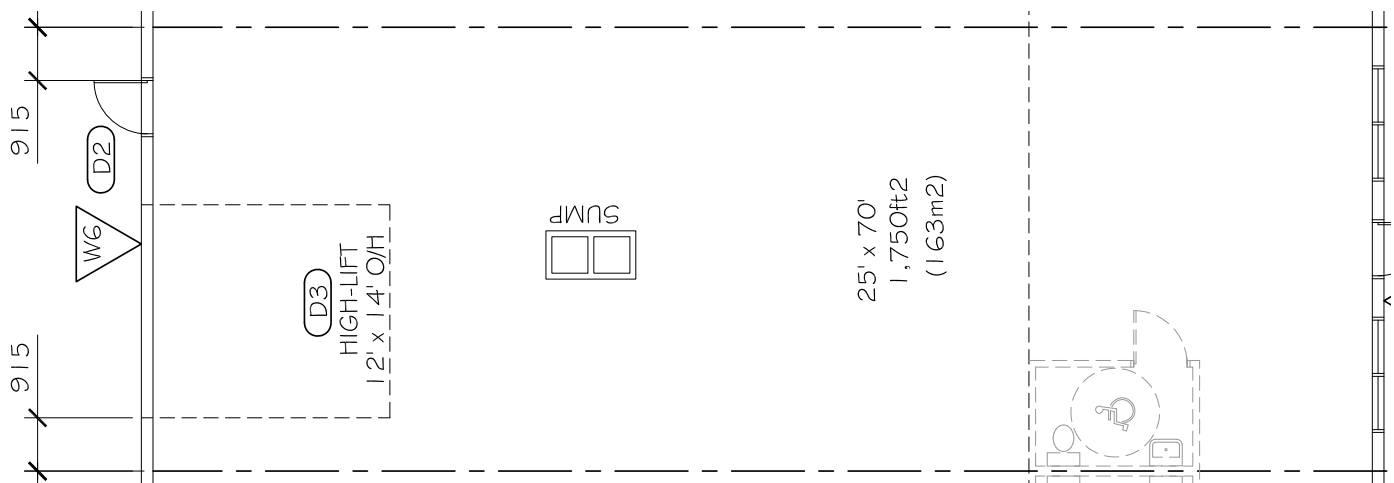
NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.

SITE PLAN

FLOOR PLAN

NAI Advent

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