



Price Reduced



FOR SALE

±6,357 SF

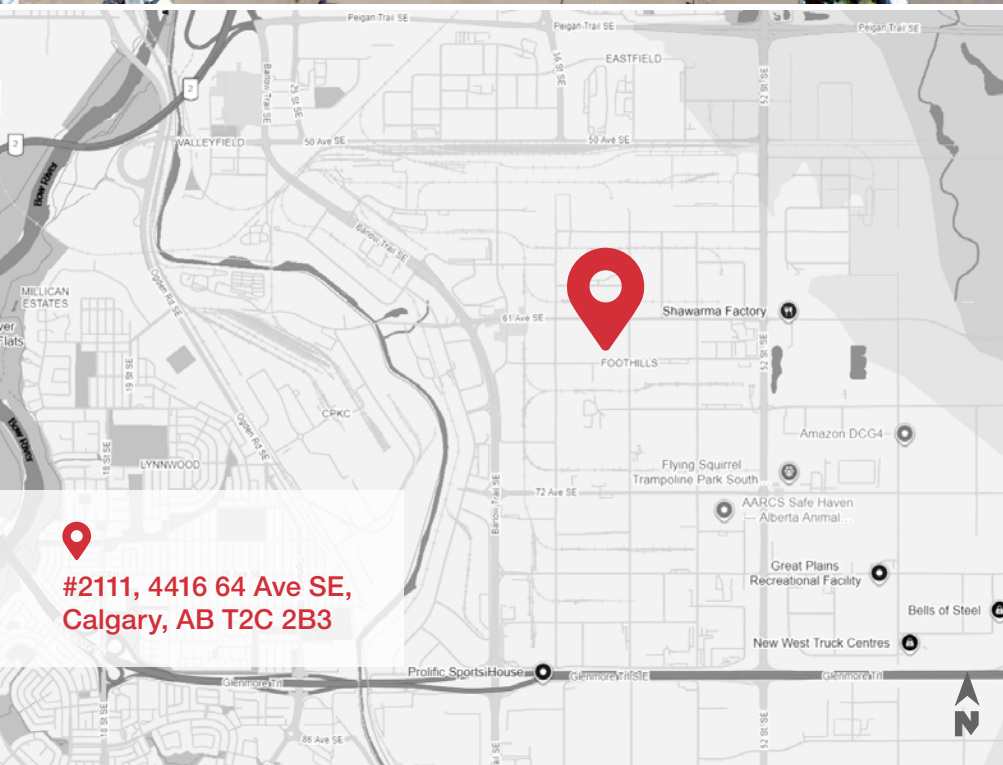
INDUSTRIAL CONDO

Industrial Condo Bay

Owner-User Opportunity | Unit #2111, 4416 64 Ave SE, Calgary, AB T2C 2B3

PROPERTY HIGHLIGHTS

- Fully improved industrial condo totaling ±6,357 SF, offering a well-balanced mix of high-quality office build-out and functional warehouse space
- Extensive office build-out
 - ±2,089 SF Main floor office including reception, a mix of private offices and partitioned workstation areas, staff kitchen, server room and two washrooms.
 - ±1,100 SF second floor office plus ±990 SF concrete mezzanine, providing additional storage, private offices, open collaborative space, and a boardroom
- ±2,178 SF Warehouse area with rear-grade loading.
- Large marshaling area at rear of the bay.
- Located in the established Foothills Industrial Park, Calgary's premier SE industrial corridor
- General industrial zoning allows for a wide range of uses: warehousing, light manufacturing, automotive, training facilities, and other general industrial operations
- Functional layout ideal for businesses needing both administrative space and warehouse operations under one roof
- Situated within a professionally managed complex with good access to Glenmore Trail, Deerfoot Trail, and Stoney Trail



**#2111, 4416 64 Ave SE,
Calgary, AB T2C 2B3**

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ADVENT COMMERCIAL REAL ESTATE CORP.

ABOUT THE PROPERTY

LEGAL ADDRESS	Plan: 0910386; Lot: Unit 15
COMMUNITY	Foothills
YEAR BUILT	2009
UNIT SIZE	±6,357 SF
OFFICE SIZE	Main floor — ±2,089 SF Second floor — ±1,100 SF
WAREHOUSE SIZE	±2,178 SF
CONCRETE MEZZANINE	±990 SF
CEILING HEIGHT	22'
POWER	200 Amp
LOADING	1 - Drive-in Door (12'x14')
ZONING	I-G (Industrial - General)
PROPERTY TAX	\$21,595.08 (2026)
CONDO FEES	\$890.63 per month
SALE PRICE	\$1,595,000 \$1,495,000
OCCUPANCY	Negotiable (90 Days notice)

For more information,
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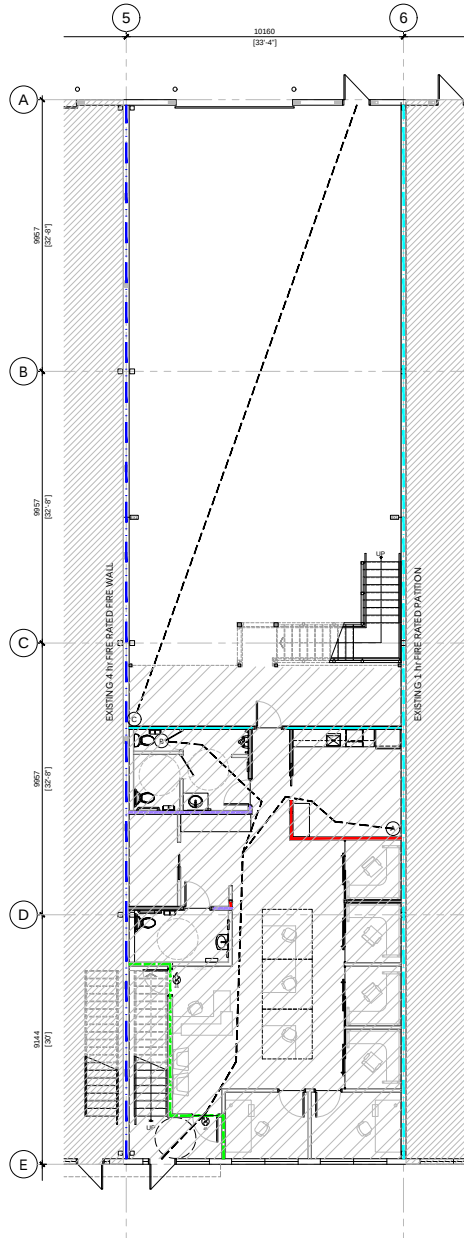
3633 8 St SE, Calgary, AB T2G 3A5

403 984 9800

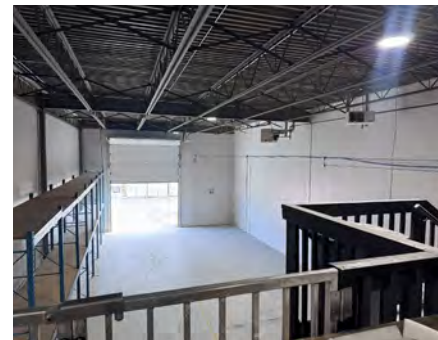
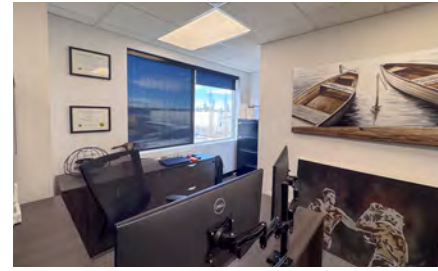
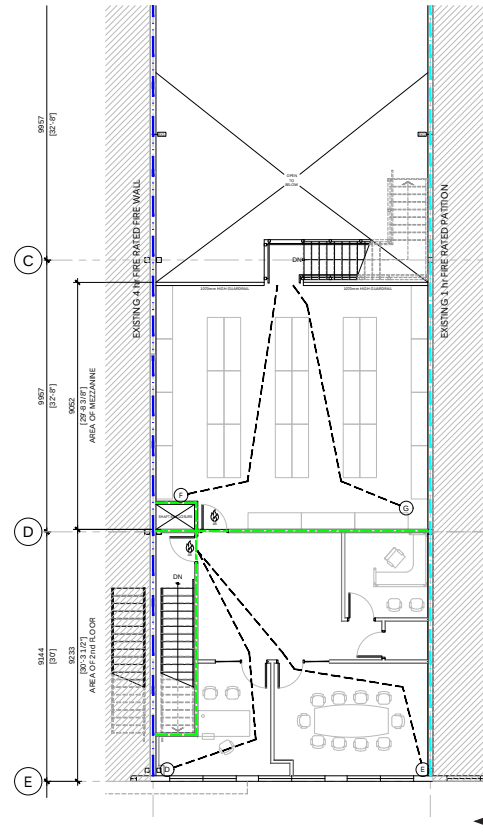
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PROPERTY FLOOR PLANS

MAIN FLOOR



SECOND FLOOR / MEZZANINE





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