

S A L E / L E A S E

104, 4116-64 Avenue SE
FOOTHILLS INDUSTRIAL PARK



3,233 sq. ft. Condo Warehouse bay

Highlights...

- ✓ Accessible location just off Barlow Trail & 61 Avenue SE, proximity to major traffic corridors
- ✓ Professionally managed complex
- ✓ Clean unit fully developed on 2 levels
- ✓ Well maintained owner occupied complex
- ✓ Functional well designed office development

CENTURY 21 Bamber Realty Ltd.

PAUL LOUTITT

1612 – 17 Avenue S.W.

Calgary, Alberta, Canada T2T 0E3

www.calgarycommercialrealty.com Office/Pager: (403) 245-0773

Cellular: (403) 861-5232 Fax: (403) 235-5164 E-Mail: ploutitt@shaw.ca

Retail, Industrial, Investment Sales & Leasing

S A L E / L E A S E

Condo Warehouse with Office on 2 levels

ADDRESS:	104, 4116 -64th Avenue SE, Calgary, Alberta T2C 2B3
LEGAL DESCRIPTION:	Condominium Plan 8010104, Unit 3, Unit Factor 1667
ZONING:	I-G Industrial General, Bylaw IP2007
YEAR BUILT:	1978
PROPERTY TAXES:	(2024) \$10,952.11 per annum / \$3.38 per sq. ft. per annum
CONDO FEES:	(2024) \$673.78 per month / \$2.50 per sq. ft. per annum
TOTAL OPERATING COSTS:	(2023) \$5.88 per sq. ft. per annum / \$1,584.17 per month, plus management @ 5% of net rent per annum
SURVEY OF AREAS:	Main floor Office and Warehouse 2,141 sq. ft. 2nd floor Office 1092 sq. ft. Total Gross Rentable Area 3,233 sq. ft.
REGISTERED SIZE:	250.80 sq. meters. / 2,699.61sq. ft.
DESCRIPTION:	Fully developed clean Warehouse bay with office improvements on 2 levels. Main floor contains, reception, 2 private offices, staff kitchen and 2 washrooms, balance is open warehouse, 2nd floor contains 2 private offices, conference room and storage.
CEILING HEIGHT:	8' clear in office, 18'5" clear in warehouse
ELECTRICAL:	200 amp, 4 wire, 3 phase. TBV
LOADING:	12' x 14' rear overhead drive in door
PARKING:	2 front stalls and 1 visitor parking stall per bay
MECHANICAL:	Gas fired forced air furnace, chiller, suspended gas fired heater in Warehouse, 2 washrooms
NET RENTAL RATE:	\$12.00 - \$14.00 per sq. ft. per annum
ASKING PRICE:	\$ 625,000 / \$ 193.31 per sq. ft.
COMMENTS:	Excellent Sale or Lease opportunity, Clean fully developed unit with main and 2nd floor office. Strategic location just off Barlow trail and 40 St SE provides quick access to all major traffic corridors in area.

NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Purchaser/Tenant and does not form part of any future agreement. This property may be withdrawn from the market at any time without further notice.

S A L E / L E A S E



SALE / LEASE

#104, 4116 64 AVENUE SE

Industrial Buildings: Standard Methods of Measurement ANSI/BOMA Z65.2-2019 - Calgary, AB

AREA SUMMARY

MAIN LEVEL GROSS LEASABLE AREA - 2,141 Sq.Ft. / 198.9 m²

2nd LEVEL GROSS LEASABLE AREA - 1,092 Sq.Ft. / 101.4 m²

TOTAL GROSS LEASABLE AREA - 3,233 Sq.Ft. / 300.3 m²

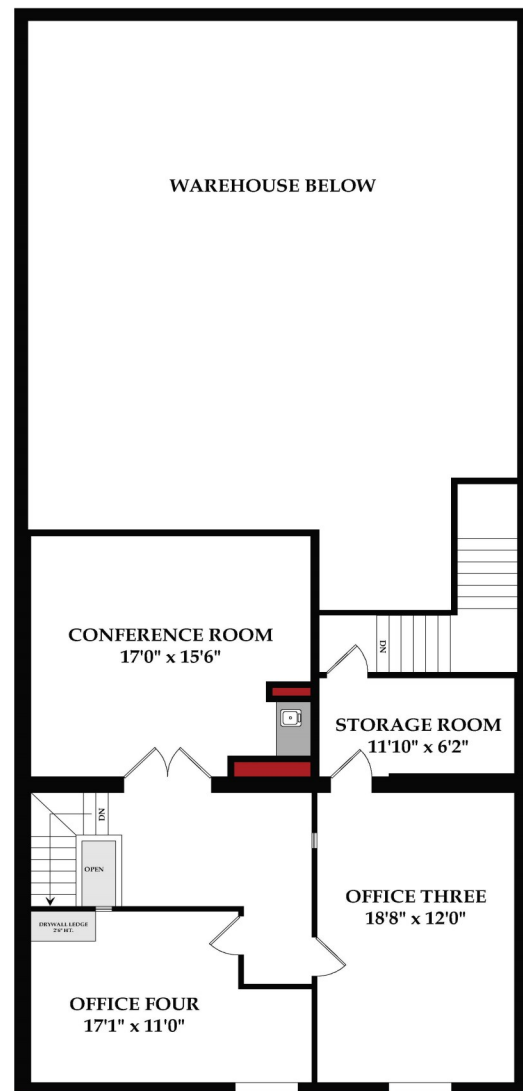
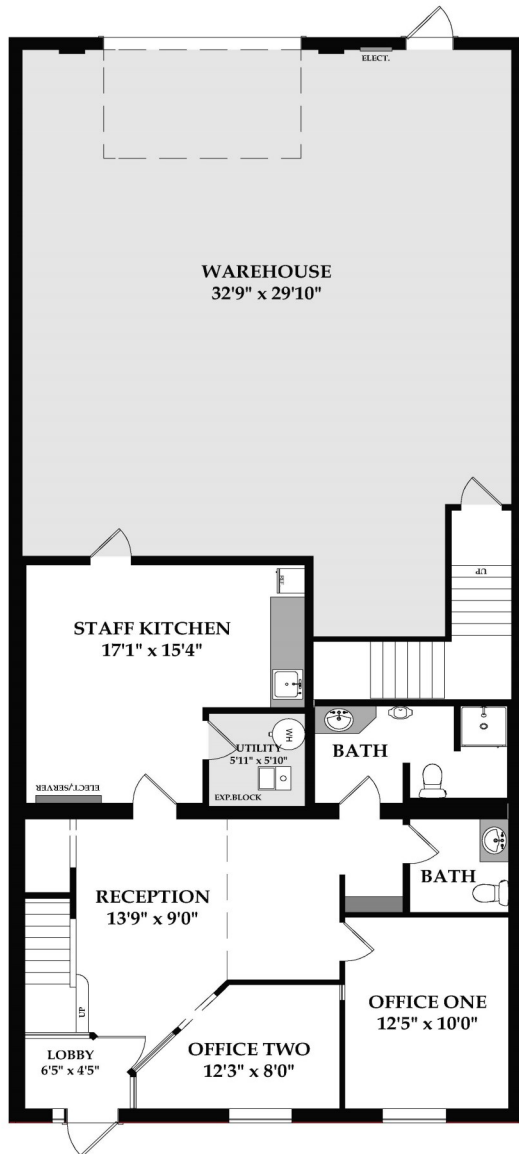
DATE COMPLETED: AUGUST 8, 2024

PROPERTY TYPE: COMMERCIAL

PAUL LOUITT / CENTURY 21 BAMBER

CENTURY 21.

Bamber Realty Ltd.



GROSS LEASABLE AREA OF UNIT COMPLETED ONLY - AS REQUESTED. SHARED RATIO / GROSS UP FACTOR OF BUILDING COMMON AREAS NOT AVAILABLE WITHOUT ACCESS TO ALL SUITES AND AREAS OF ENTIRE COMPLEX

S A L E / L E A S E



SALE
OR
LEASE

S A L E / L E A S E

