



Calgary SMI Commercial
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Industrial Condominium For Sale



Bays A&B, 1115 – 48 Avenue SE

- **11,099 s.f.** 2-units (undemised) incl. approx. 750 +/- s.f. main floor showroom & 750 +/- s.f. 2nd floor office w. HVAC
- 3 Drive-in Doors with exclusive loading zones
- Ample power (est. 600 amps – TBC)
- 13 exclusive parking stalls
- Very bright with storefront and 2nd floor windows on 3 sides
- Stable Condo Corp.
- I-G (Industrial-General) zoning
- Highfield Industrial Park
- Close to Blackfoot, Glenmore & Macleod Trails
- **Property Tax:** \$4,048.00 / mo. (\$4.37 / sq. ft.)
- **Condo Fees:** \$2,135.70 / mo. (\$2.30 / sq. ft.)

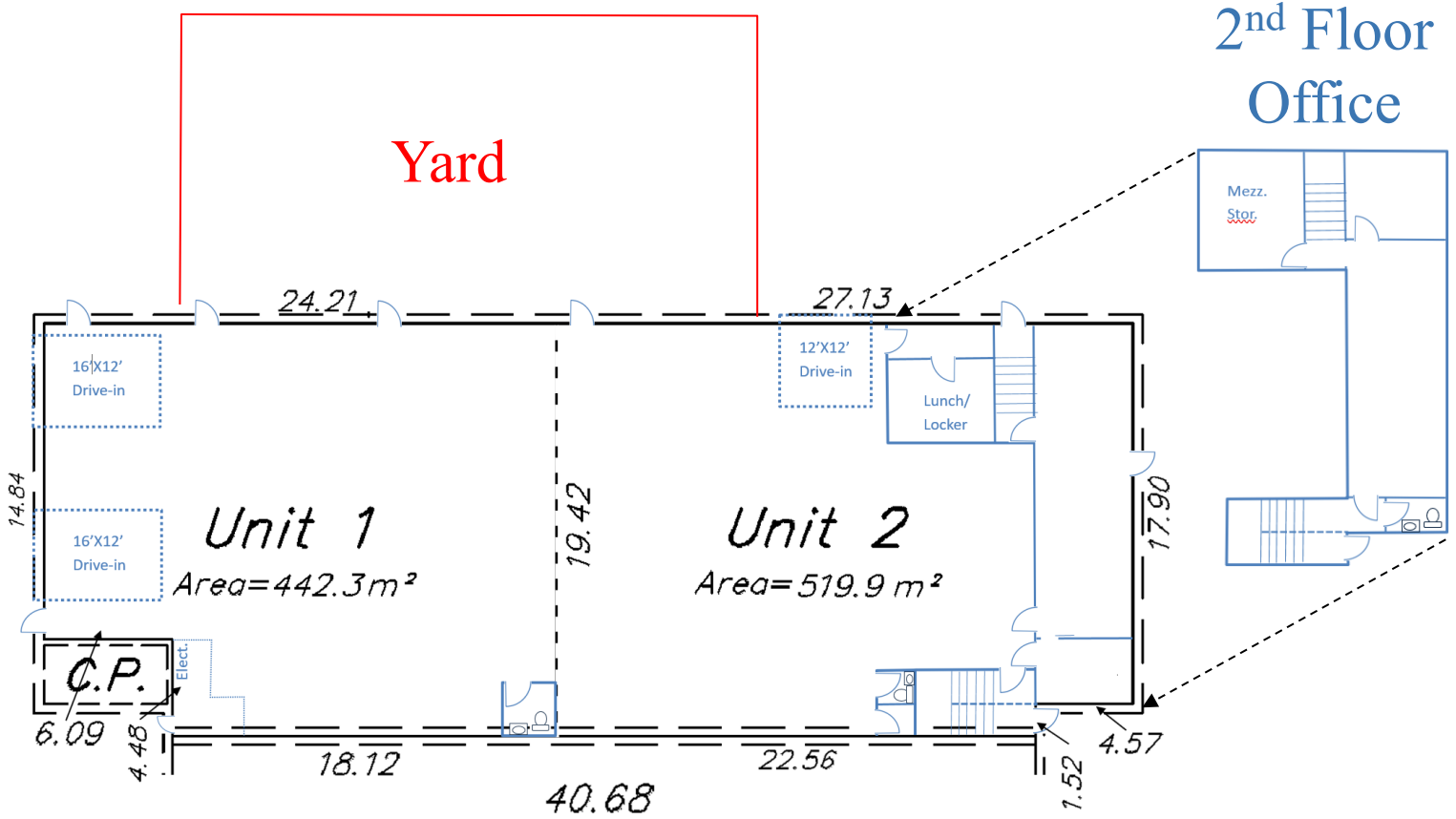


\$2.49 Million

Click or type for **YouTube** Virtual tour:
<https://youtu.be/mBmiwGfcwjI>



All information herein is approximate, intended for marketing purposes only, may not be exact, and is always subject to confirmation by those relying upon it.



Floor plan not to scale and subject to confirmation

