



Calgary SMI Commercial  
Real Estate Limited  
#1636, 246 Stewart Green S.W.  
Calgary, Alberta, T3H 3C8

[www.smicommercial.com](http://www.smicommercial.com)

Contact:

**Mathieu Déry**  
(403) 862-0799  
[mdery@smicommercial.com](mailto:mdery@smicommercial.com)

# Flex Office Warehouse For Sale



## 3303 – 8 Street SE

CO-BROKER:  
**GREY  
ROCK**  
Marketing Solutions Inc.

3402 – 8<sup>th</sup> Street S.E.  
Calgary, Alberta, T2G 5S7

FAX: (403) 243-6432  
[www.bobvesey.com](http://www.bobvesey.com)

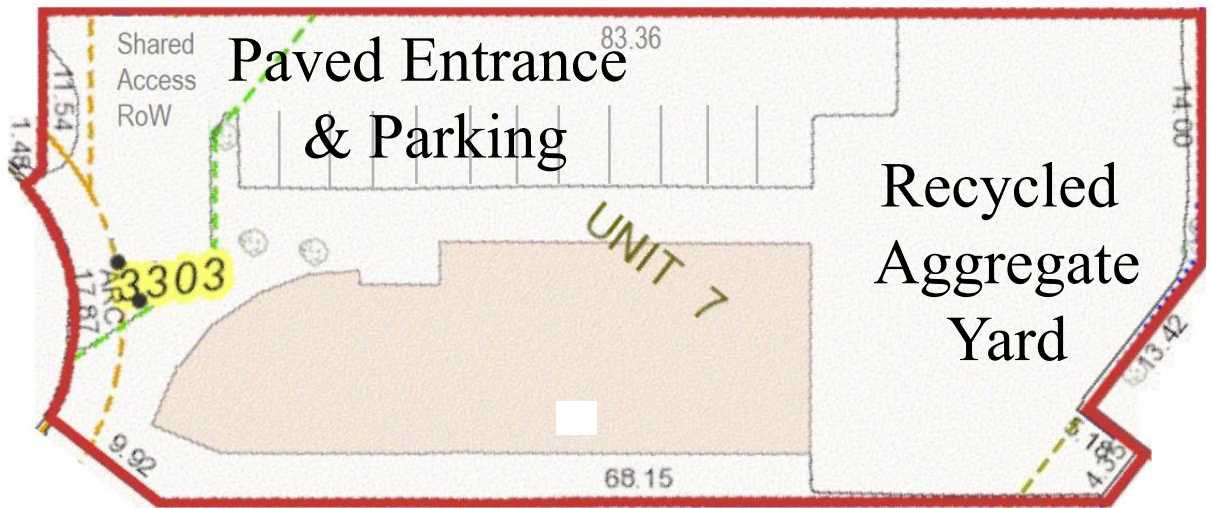
Contact:

**Bob Vesey**  
(403) 243-7112  
[Bob@BobVesey.com](mailto:Bob@BobVesey.com)

- **7,365 +/- s.f.** incl. approx. 729 s.f. developed 2<sup>nd</sup> floor loft; 3,636 s.f. office and 3,000 s.f. warehouse
- **.69 ac.** "Bareland condo" site
- **Very high-end modern design finishes**
- 200 amps power (TBC)
- 10' wide X 14' high Drive-in door
- Shop height approx. 17' clear
- Bright, air conditioned offices / showroom with high ceilings and lots of windows
- Hi-ceiling presentation space with folding glass partition and sliding wall w. commercial kitchen
- Developed loft work space overlooking reception
- I-G zoning
- Built 2004
- Ample parking
- Highfield Industrial Park
- Close to Blackfoot, Deerfoot & Glenmore Trails
- Possession subject to current Lease expiry Aug. 2021 or possibly sooner
- ANNUAL Bareland Condo Association maintenance fees: **\$1,786.00**
- 2020 Property Tax Levy: **\$38,408.70**

**\$2.2 Million**

**calgary**  
be part of the energy



Click or type for  
**YouTube**  
Virtual tour:  
[https://youtu.be/Wtco\\_vr6chs](https://youtu.be/Wtco_vr6chs)

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.

