

FOR

SALE



2,800 square feet

2454 - 91st Avenue SE, Calgary, AB



**'A' Class Condo
Development**



**Drive-in
Loading**



**Located in
Quarry Park**

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PROPERTY DETAILS

AVAILABLE AREA:

Showroom: 2,130 sq.ft.
Warehouse: 670 sq. ft.
TOTAL: 2,800 sq.ft.

PURCHASE PRICE:

\$799,000.00 (\$285.36 per sq.ft.)

PROPERTY TAXES:

\$13,817.40 per annum (for 2021)
\$4.93 per sq.ft. per annum

CONDO FEES:

\$7,113.72 per annum (for 2022)
\$592.81 per month
\$2.54 per sq.ft. per annum

YEAR BUILT:

2012

AVAILABILITY:

Negotiable

LOADING:

1 -12' x 14' drive-in door with electric operator

ZONING:

Direct Control (DC32Z91)

CEILING HEIGHT:

20' clear

LIGHTING:

T-5 High Bay Fluorescent Fixtures

ELECTRICAL:

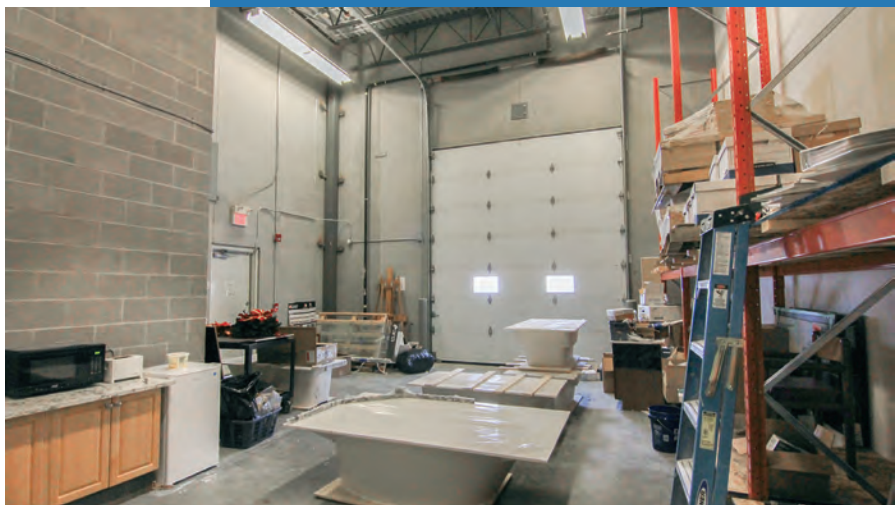
100 amps, 120/208 volts, 3 phase service (TBV)

HEATING/HVAC:

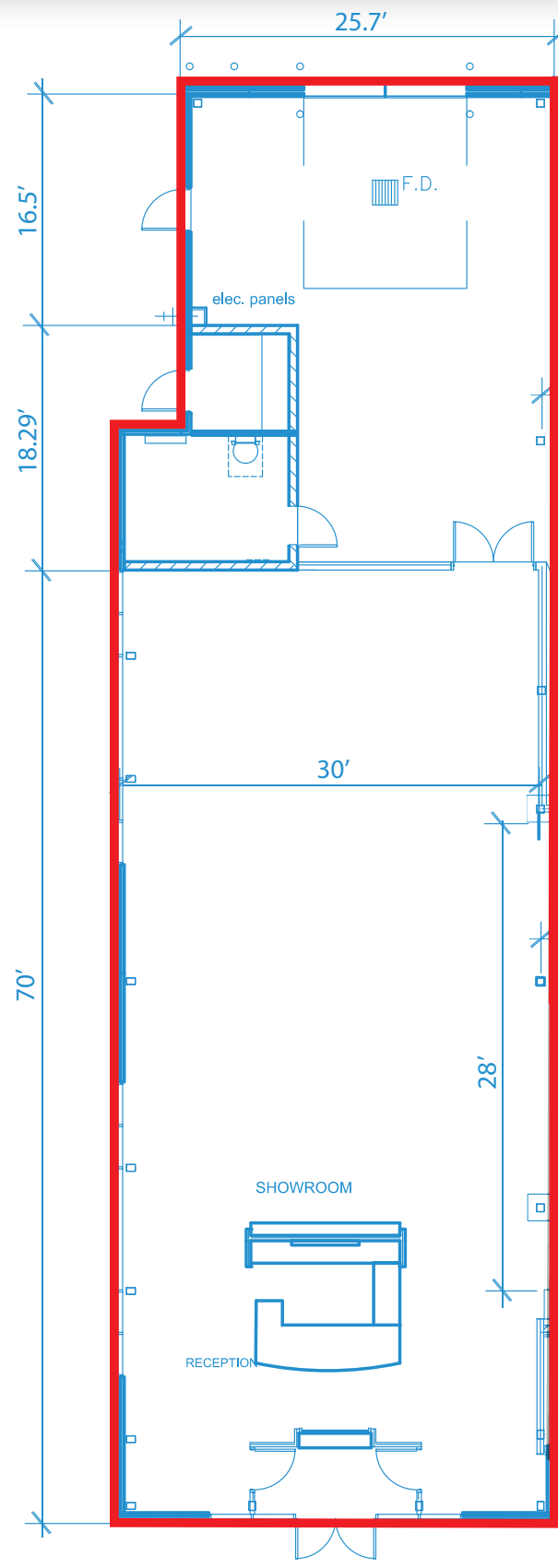
Warehouse: Gas fired overhead unit heaters
Office/Showroom: Rooftop HVAC Units

BUILDING AMENITIES:

- » 'A' Class Condo Development
- » Corner unit with glazing
- » Large showroom
- » Located in Quarry Park
- » Quick access to Glenmore Trail and Deerfoot Trail via 24th Street SE



MAIN FLOOR PLAN



LOCATION



CONTACT US

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