

**4,577 SF Centrally Located
Condominium Unit with Dock Loading**



Property Facts

District	Burns Industrial Park
Legal Description	Condo Plan 1910608, Unit 18
Zoning	I-G (Industrial General)
Available Area	± 4,577 sf
Office Area	± 1,536 sf
Warehouse	± 3,041 sf
Loading	1 (10' x 12') dock door
Ceiling Height	18'
Power	TBV

Sale Particulars

Asking Price	\$1,350,000
Property Taxes	\$22,871.89 (2024)
Condo Fees	\$1,056.79 per month (2024)
Available	60 to 90 days notice

Comments

- Rare, centrally located industrial condominium with dock loading
- Recent improvements including a new roof, sprinkling system, facia, windows and doors, warehouse lighting and signage
- Many nearby amenities including CF Chinook Centre and Deerfoot Meadows
- Quality office improvements
- 4 designated parking stalls plus visitor parking
- Good access onto Blackfoot, Glenmore and Deerfoot Trails
- Cooler can be made available at extra cost
- **Can be combined with adjacent units for a total of 15,433 sf or or 9,249 sf**

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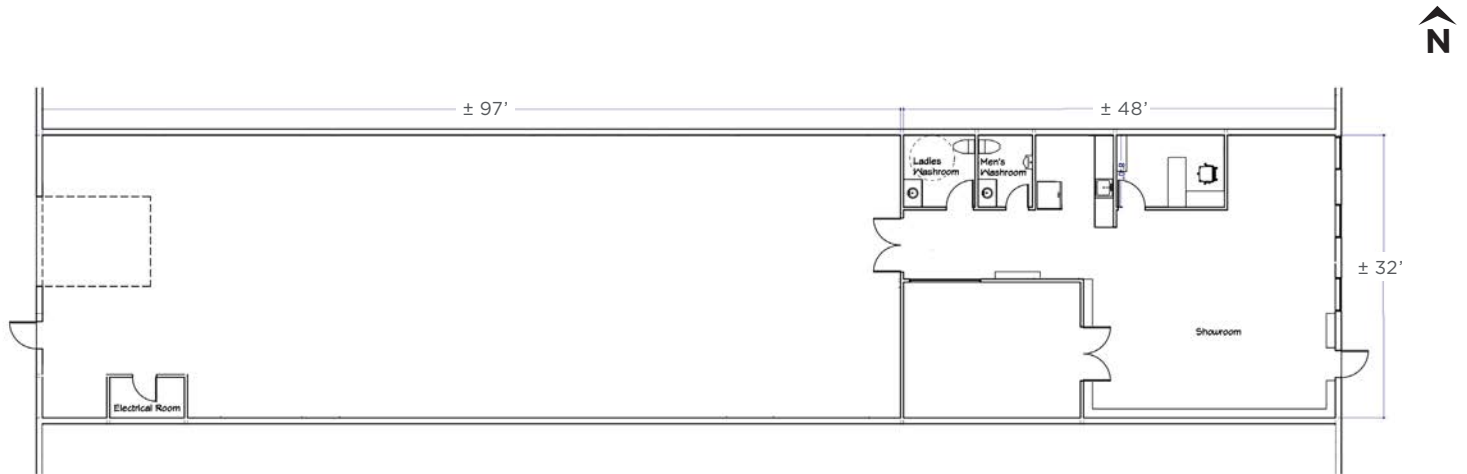
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Floor Plan



* Not to scale, not exactly as shown.

Location Map

