

FULLY LEASED OFFICE CONDOMINIUM UNITS FOR SALE 60 INDUSTRY WAY SE CALGARY, AB



Lead Agents:

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PROPERTY **DETAILS**

Legal Description:	Condominium Plan 1013095, Units 4-9	
District:	Shepard Business Park	
Available Area:	Unit 4: Unit 5: Unit 6: Unit 7: Unit 8: Unit 9: Total:	1,738 sf
Zoning:	I-G (Industrial General)	
Parking:	Assigned	
Availability:	Immediately	
Asking Price:	Market	
Lease Rate:	Please contact agents for details	
Property Taxes:	\$14,543.91 (2022)	
Condo Fees	\$1,579.01/month	

COMMENTS

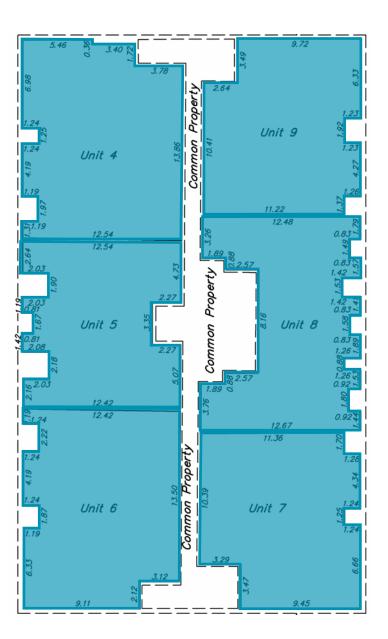
- 6 contiguous separately titled units that are fully occupied on flexible lease terms
- Clean and bright offices with an abundance of natural light
- Elevator and two stairwells provides access to second floor
- Shared washroom facilities located in the second floor common area
- Ample parking
- Main floor space not included in Offering

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FLOOR PLAN



INTERIOR PHOTOS





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LOCATION MAP



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