



FOR SALE

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



Lead Agents:

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# PROPERTY DETAILS

FOR SALE | 60 Industry Way SE, Calgary, AB

Legal Description: Condominium Plan 1013095, Units 4-9

District: Shepard Business Park

Available Area:	Unit 4:	2,005 sf
	Unit 5:	1,582 sf
	Unit 6:	1,948 sf
	Unit 7:	1,738 sf
	Unit 8:	1,782 sf
	Unit 9:	1,711 sf
	<b>Total:</b>	<b>10,766 sf</b>

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)

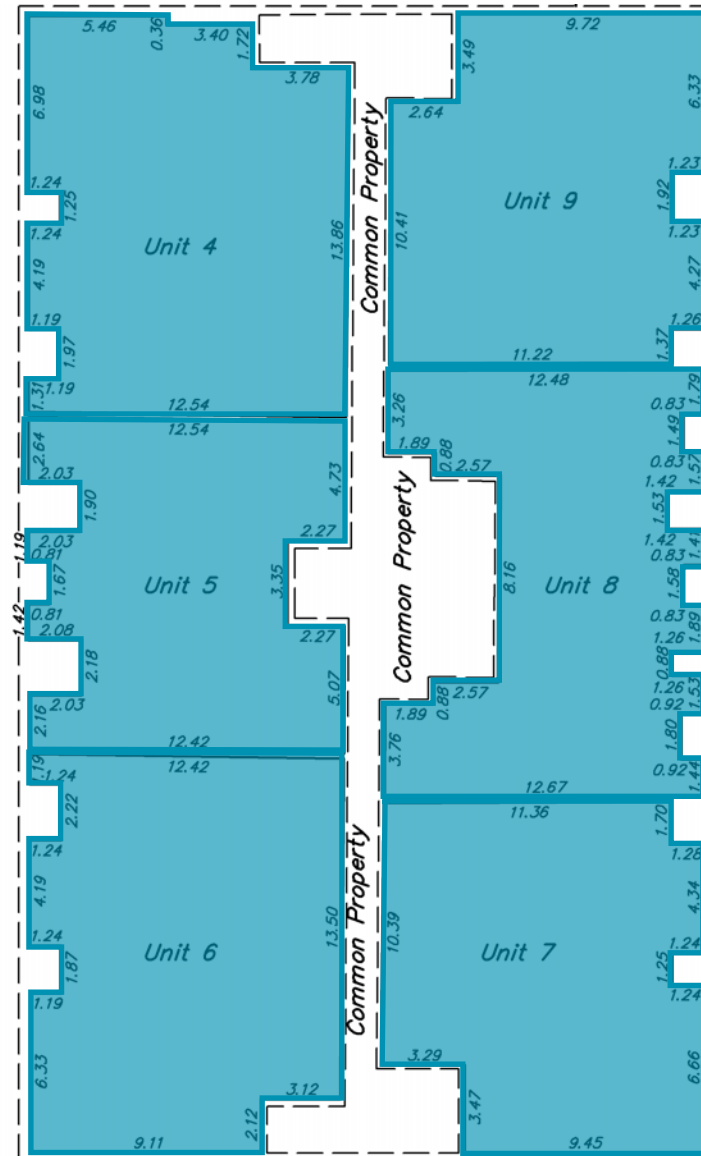
Condo Fees: \$1,579.01/month

## 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



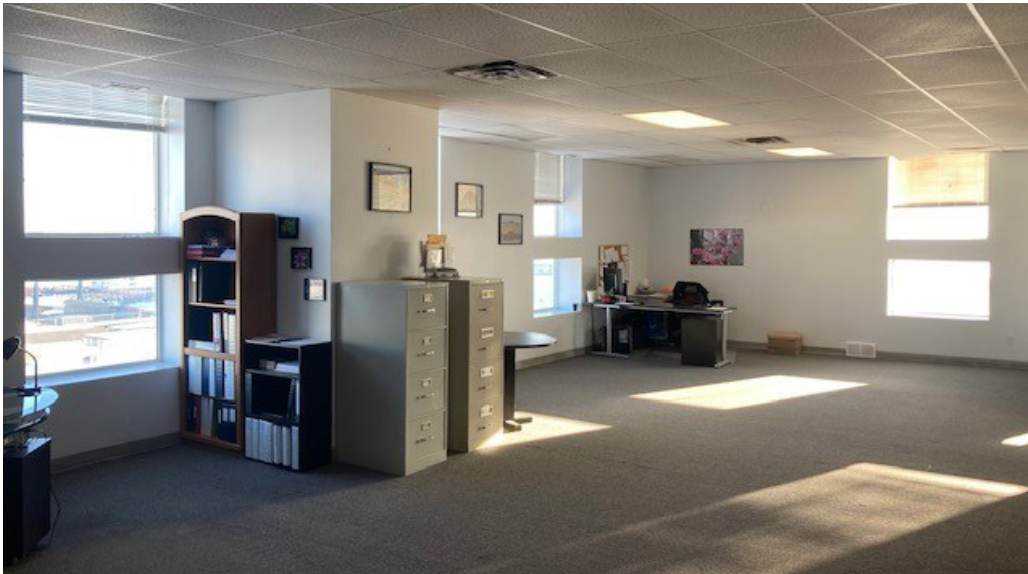
# FLOOR PLAN



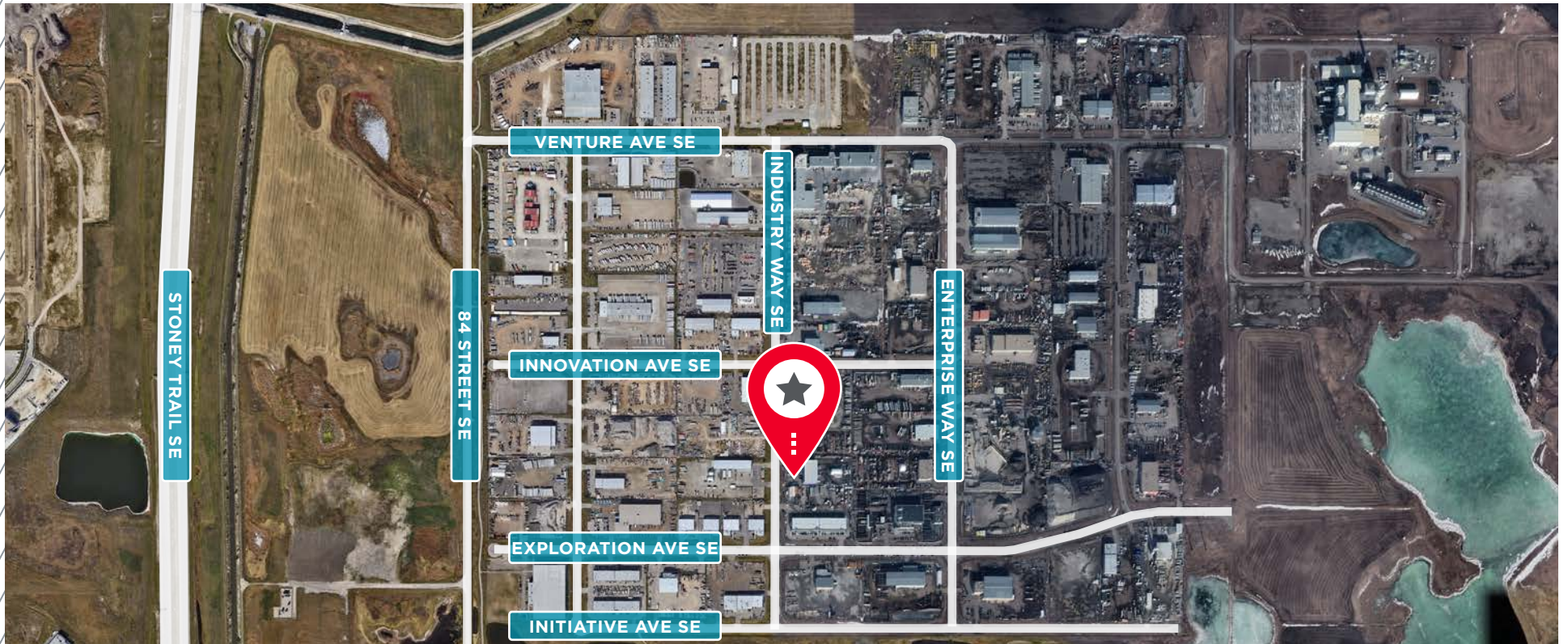
\*Not to scale, not exactly as shown.

# INTERIOR PHOTOS

FOR SALE | 60 Industry Way SE, Calgary, AB



# LOCATION MAP



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