



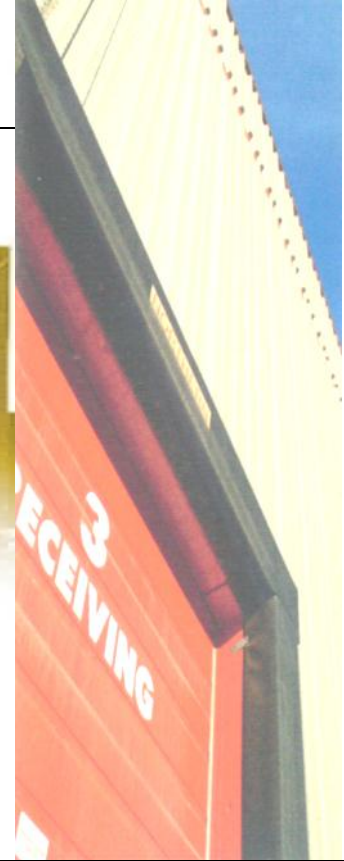
Calgary SMI Commercial Real Estate Limited
Suite 107,
825 – 8th Avenue S.W.
Calgary, Alberta, T2P 2T3

FAX: (403) 263-2567

www.smicommercial.com

Contact:

Mathieu Déry
(403) 266-0777
mdery@smicommercial.com



Condo Bay For Sale

#20, 1410 – 40th Avenue N.E.

Main 3,000 sq. ft.
2nd Office 900 sq. ft.
2nd Mezz. 600 sq. ft.
Total 4,500 sq. ft.

•I-G Light Industrial Zoning

•Dock Loading

•U.S. FDA approved laboratory for the manufacture of medical devices

•Stable, well-funded condo corporation

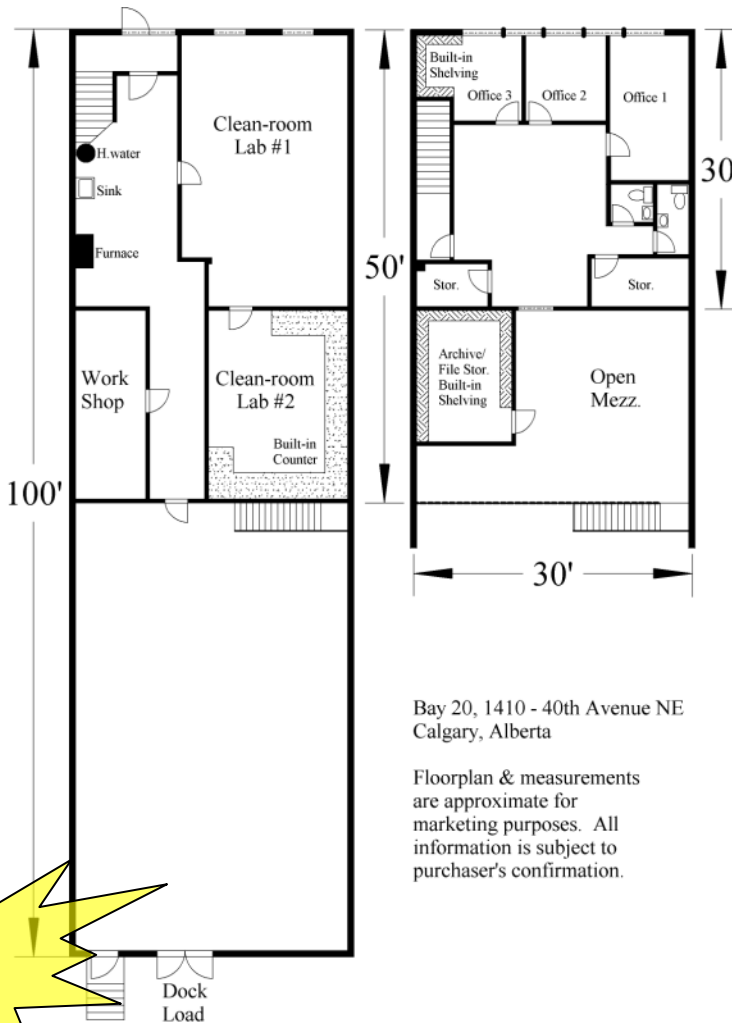
•2011 Condo Fees: \$275.00 / mo.

•June 2011 Taxes: \$550.00 / mo.

➤ Asking Price:

~~\$539,000~~

REDUCED to
\$499,000



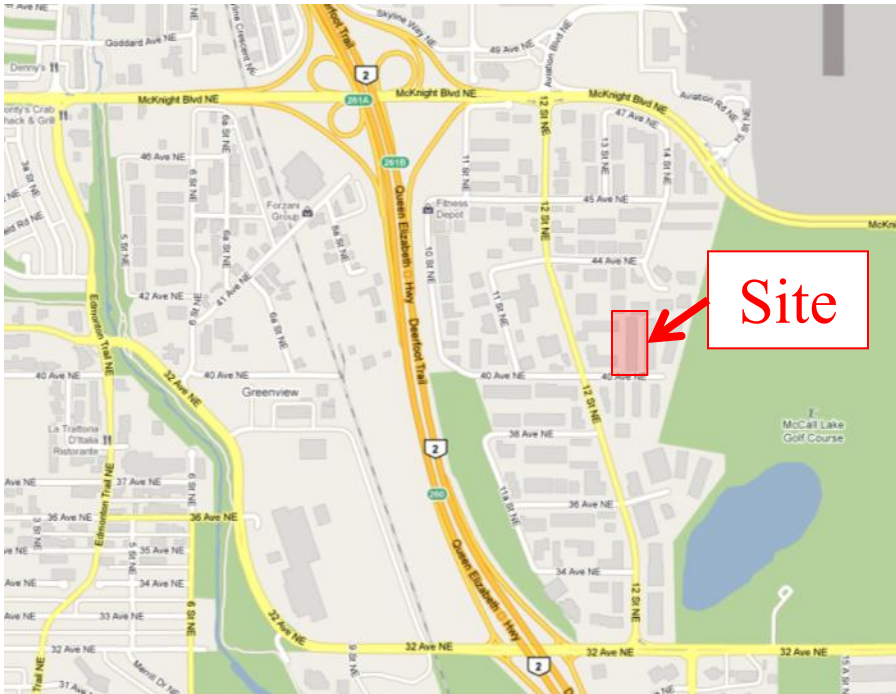
Storefront entrance & 2nd floor office



Warehouse mezzanine & shop areas include T-bar ceiling

For Sale

#20, 1410 – 40th Avenue N.E.



Location 10 minutes from downtown or airport

T-bar ceiling & painted surfaces throughout production area



Deep yard area suitable for transport loading