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Contact:

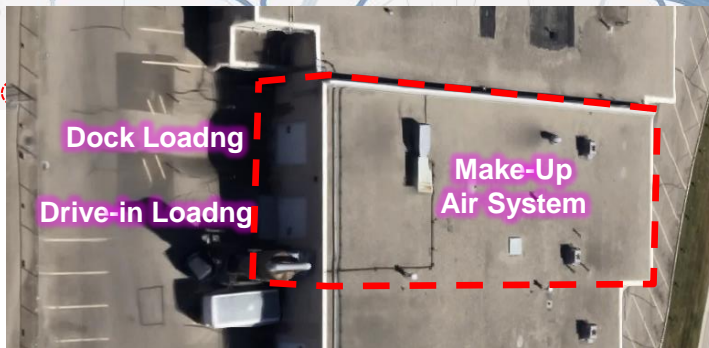
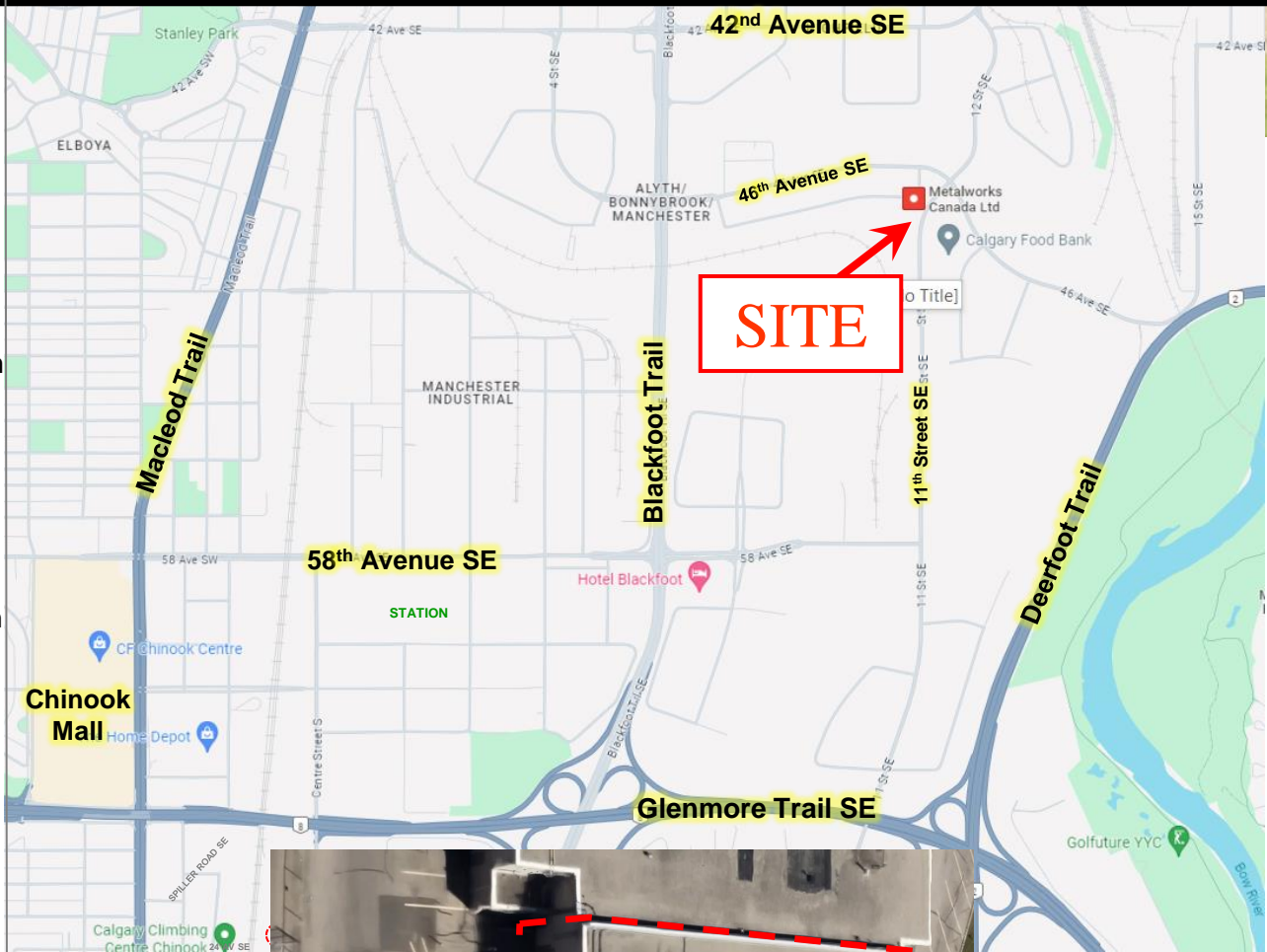
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# Industrial Condominium For Sale



**Bays 1&2, 1115 – 48 Avenue SE**

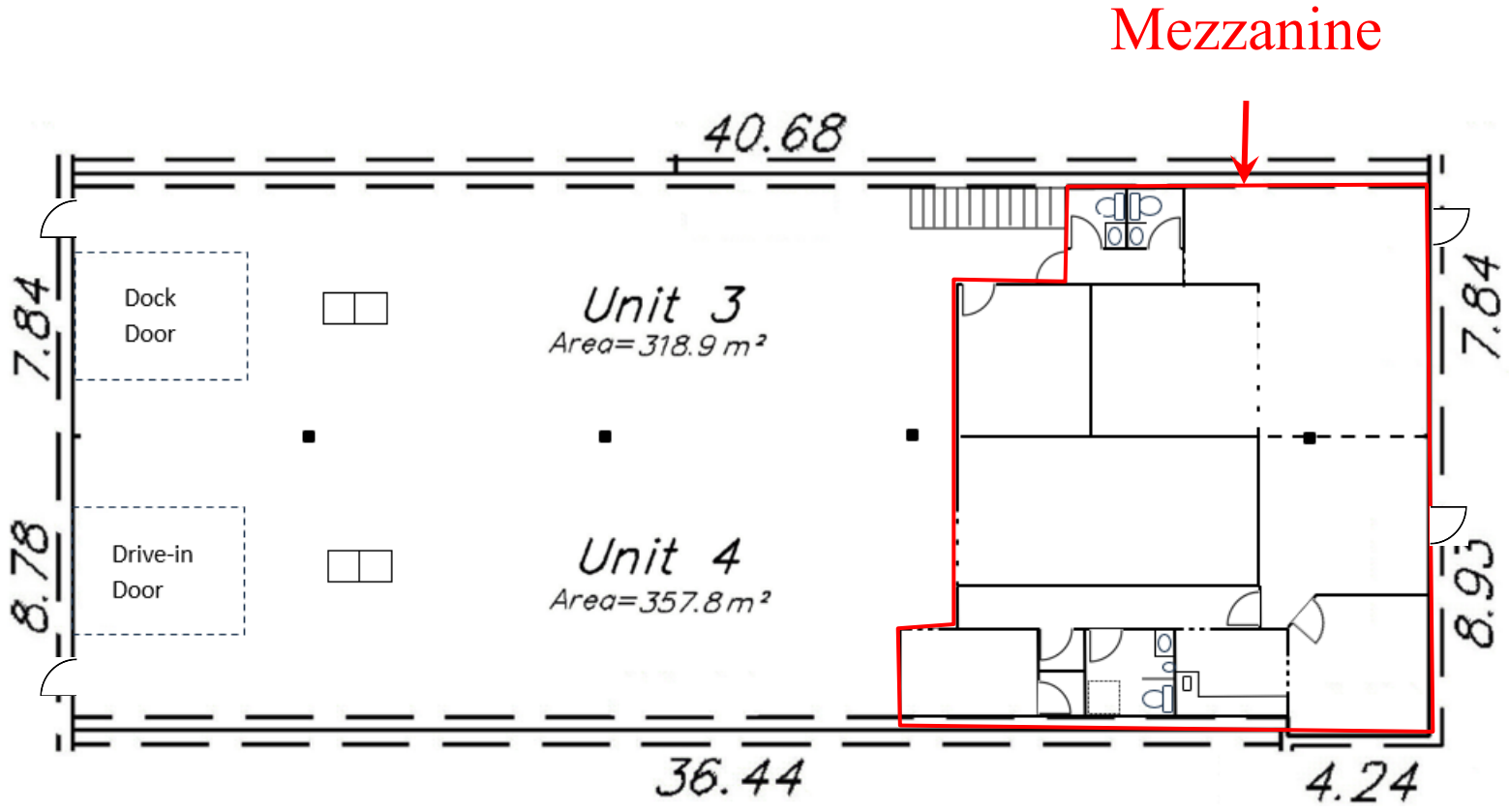
- **7,284 s.f. main floor** 2 condo units (undemised) incl. approx. 2,000+/- s.f. showroom/office
- **Bonus approx. 2,000+/- s.f. mezzanine** storage w. HVAC & windows
- Former wood-work with exhaust/**Make-up Air system** + sawdust collection & various other woodwork equipment available at separate cost
- 1 - 12'w X 14'h Drive-in Door
- 1 - 12'w X 14'h Dock-loading Door
- Sump floor drains
- 200 amps (TBC)
- 7 front + 3 rear **exclusive** parking stalls
- I-G (Industrial-General) zoning
- Highfield Industrial Park
- Close to Blackfoot, Glenmore & Macleod Trails
- **Property Tax: \$2,833 / mo. (\$4.66 / sq. ft.)**
- **Condo Fees: \$1,501.50 / mo. (\$2.47 / sq. ft.)**



Click or type for **YouTube** Virtual tour:  
'coming soon'

All information herein is approximate, intended for marketing purposes only, may not be exact, and is always subject to confirmation by those relying upon it.

**\$1.6 Million**



**Mezzanine**

*Floor plan not to scale and subject to confirmation*

