

FOR SALE

NEW LISTING

UNIT #119
11198 42nd Street SE
Calgary, AB

Industrial Condo
Offered at \$549,000

2,283±
SQUARE FEET

Lauren Giang
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CENTURY 21.
Bravo Realty
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Unit #119, 11198 42nd Street SE, Calgary, AB



LAUREN GIANG

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FEATURES

Possession	Immediately
Registered Size	2,283sf ±
Offered at	\$549,000
Condominium Fees	\$881.83/Monthly
Property Tax 2021	\$11,385.70
O/H Door	12x14ft Drive-in
Zoning	IG
Estimated Year Built	2006
Frontage (North Facing)	28ft
Signage	Facade Beam
District	East Shepard Industrial
Complex Name	Eastlake Views
Clear Ht / Q Deck	21'1" / 22'11"
Parking	4 Dedicated Stalls / 6 Visi-
114 Avenue SE	19,000 vehicles per day
Barlow Trail SE	35,000 vehicles per day

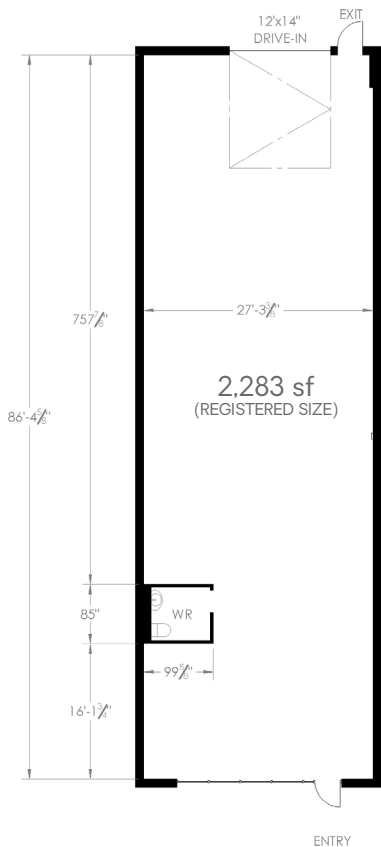
HIGHLIGHTS

Highly desirable industrial condo bay for sale in East Shepard Industrial South East of Calgary. Features approximately 2,283 square foot quality built unit with rear drive-in door. Like new, move-in ready open bay with one washroom. Excellent 22 feet clear height throughout. Possible for future mezzanine build for value added square footage. Full marshal lane around building with excellent parking ratio. Easy access/digress to 114th Avenue, 106 Avenue, 52nd Street, Barlow Trail and Deerfoot. Close to Princess Auto, flying J and nearby amenities.

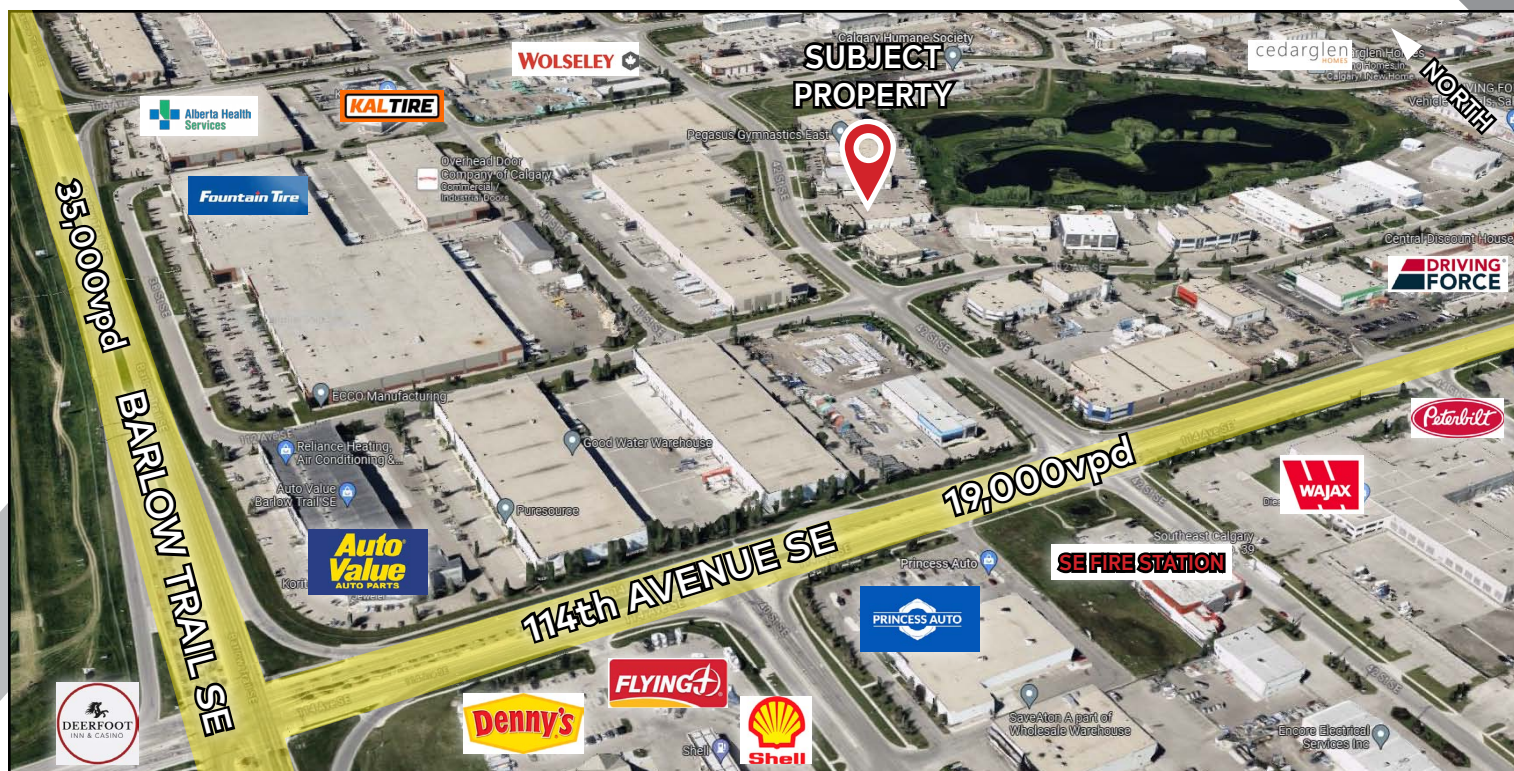
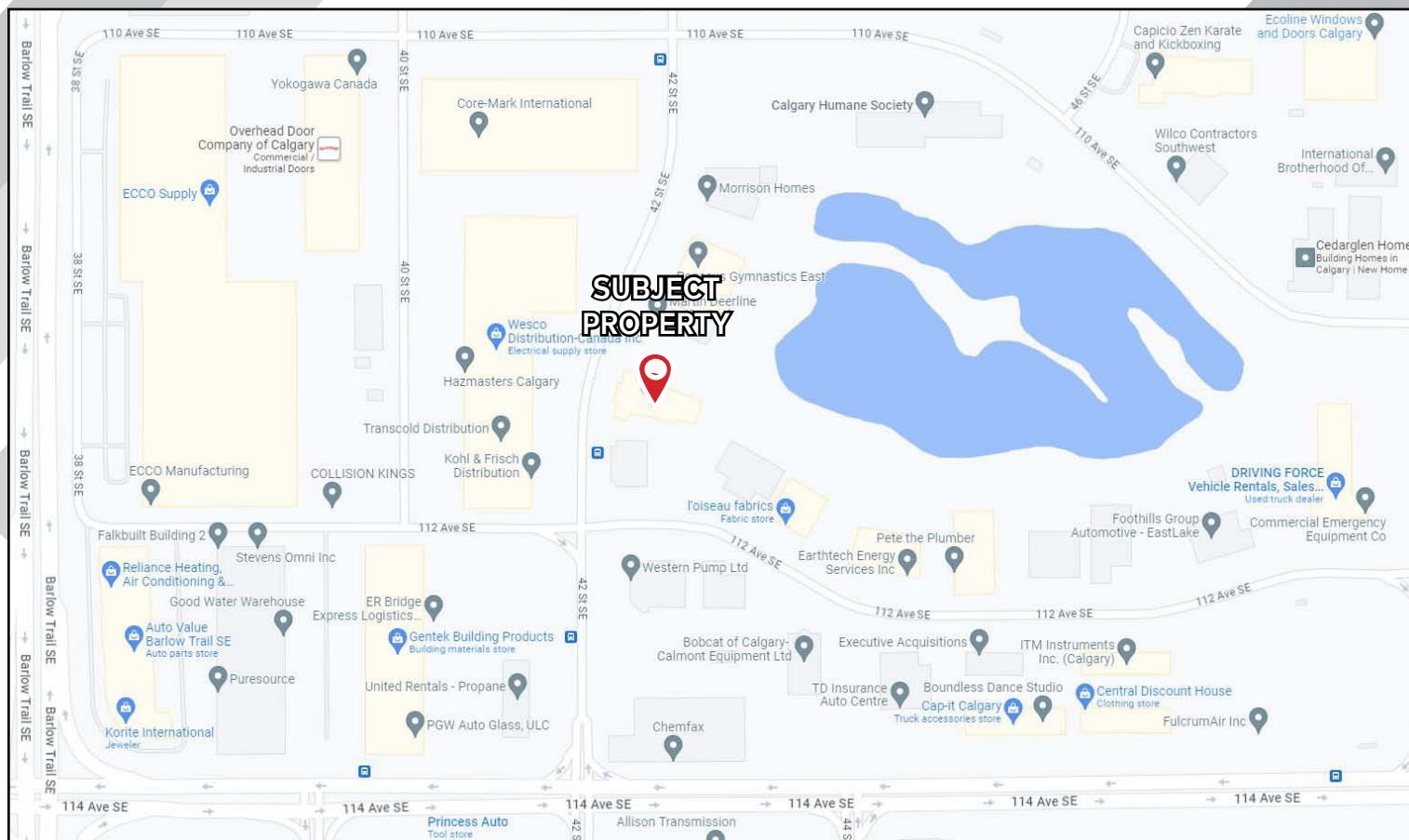
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PRIME
LOCATION



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