

FOR SALE

#9, 7139-40th St. S.E.
3030 Sq. Ft. + 1,000 Sq. Ft. Mezz



Asking \$599,000

Bob Vesey
Grey Rock Marketing Solutions Inc.
3402 - 8th Street S.E.
Calgary, Alberta. T2G 5S7
Direct Line: 403-243-7112
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Foothills

FOR SALE

Industrial Condo Bay

Total 4,030 Sq. Ft.



**#9, 7139-40th
St S.E.**

SITE INFORMATION

**PARKING 3 Spaces
Front
Storage area Rear,
additional 4 Cars**

Secure Yard

Zoned I-G

Presented By:

Bob Vesey

Broker/Director

Grey Rock Marketing Solutions Inc.

Commercial division

Direct Line: 403-921-7112

bob@bobvesey.com

UNIT INFORMATION

Space Available:

Investment, unit is leased

**Total of 3030 Sq. Ft.
Plus 1,000 Sq. Ft.
Mezz level**

**ASKING PRICE:
\$599,000**

**Condominium Fees:
\$325.00/Month**

**Property Taxes:
\$10,974 (2017)**

**Currently rented:
\$12.00 Per/Sq. Ft./
Yr**

Cap Rate: 6.07%

GREY ROCK
Marketing Solutions Inc.

#6, 7139-40th St. S.E.

