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# Industrial Condo with Large Office Component

**FOR SALE** Unit#129, 3901 - 54<sup>th</sup> Avenue NE | Calgary | AB

## Specifications

District	Westwinds
Year Built	2003
Zoning	Direct Control 103Z94
Available Area	Main Floor Office: 1,008 SF Second Floor Office: 874 SF Warehouse: 529 SF Total: 2,411 SF
Loading	One (1) Drive-in door (12'w x 12'h)
Ceiling Height	20' clear
Power	225 amps, 120/240 volts, 3 phase (TBV)
Condo Fees	\$414.04 per month
Property Tax	\$7,408.33 (2017)
Available	Immediately

## Comments

- Extensive office improvements over two floors with separate entrances
- Office buildout includes two private offices, one boardroom, two kitchenettes, two washrooms and open bullpen areas
- Three assigned parking stalls, plus visitor parking directly in front of the unit
- Excellent access to McKnight Blvd, Metis Trail and Stoney Trail

Sale Price:

**\$560,000** (\$232 p.s.f.)

**GREY ROCK**  
Marketing Solutions Inc.

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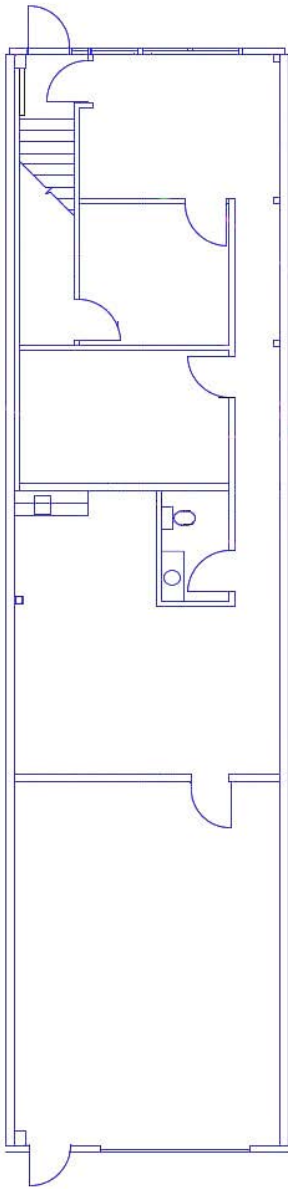
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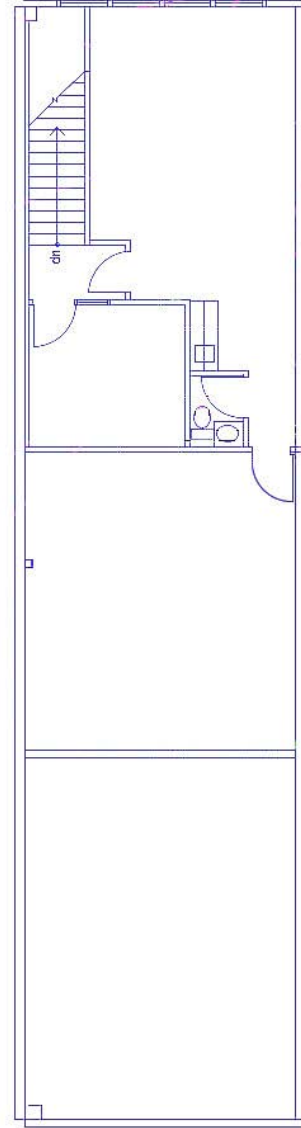


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## Main Floor Plan



## Second Level Floor Plan



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CLOCKWISE FROM TOP:  
Warehouse // Kitchennette // Reception/Office

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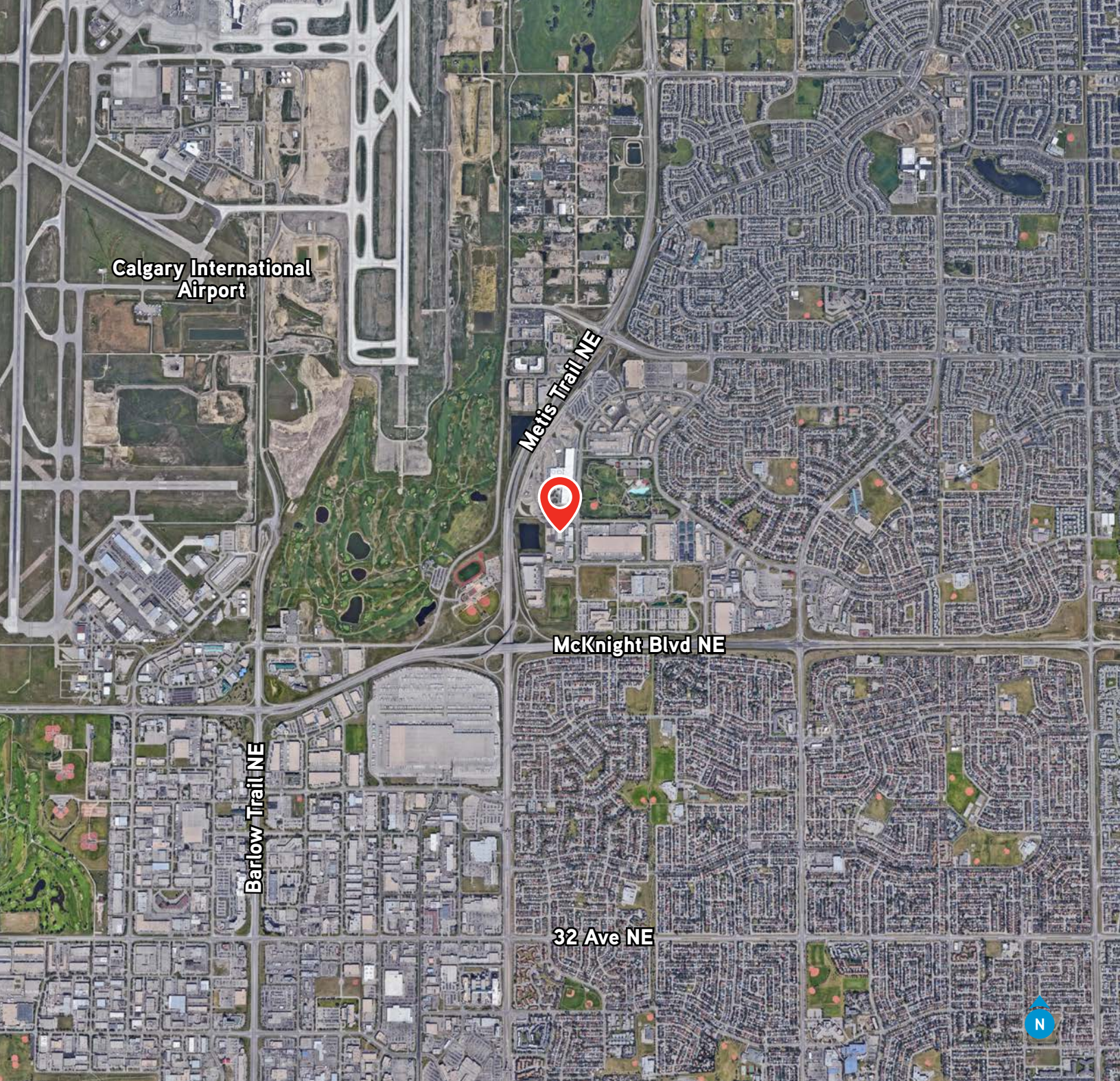
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