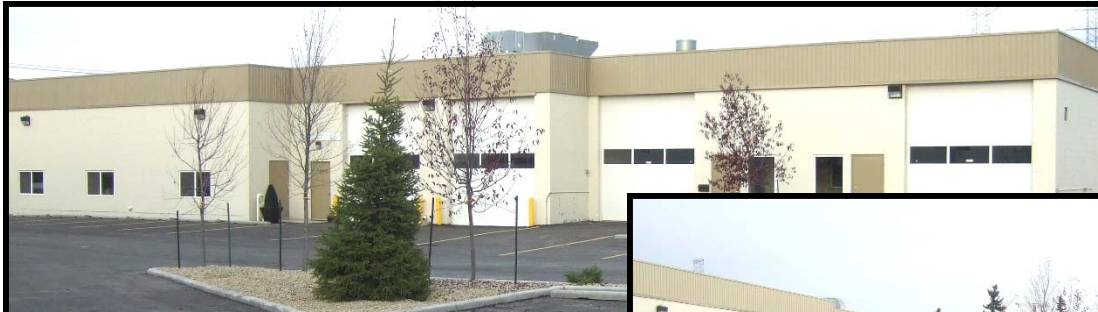


# BUSINESS CONDOMINIUM BAYS

# FOR SALE

505 AND 519 34 AVE S.E.  
CALGARY AB

FROM 1,806 SQ FT UP TO 6,853 SQ FT



**RESTORATION AND RENOVATIONS  
COMPLETED!**



This information has been obtained from a reliable source and is believed to be accurate but is not warranted to be so. This property may be withdrawn from the market at any time without notice. Manchester Properties Inc. represents the interest of the Seller/Landlord of this property and furthermore the owners of Manchester Properties Inc. have an interest in the ownership of this property. Recipients of this information are advised to conduct their own due diligence to determine the accuracy of the information provided. The information provided is subject to change without notice.

For additional information contact: **BOB VESEY (403) 243-7112**

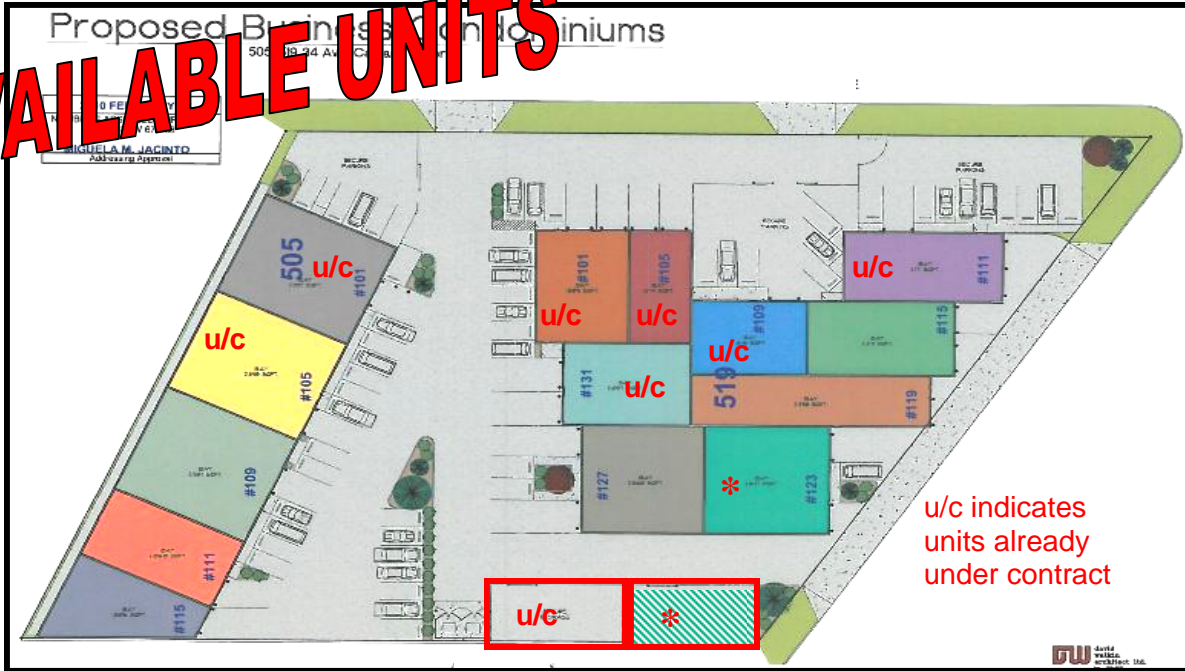


3402—8th Street SE Calgary, AB T2G 3A4 TEL:(403) 243-7112 FAX:(403) 243-6432 EMAIL: bob@bobvesey.com

[www.bobvesey.com](http://www.bobvesey.com)

# 505 & 519 34 AVE S.E. CALGARY AB

**AVAILABLE UNITS**



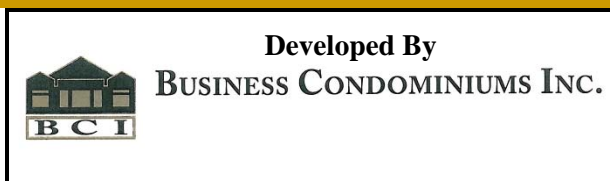
Bldg	UNIT#	SIZE (sf)	UNIT RATE psf	MARKET VALUE
505	109	2,987	\$190	\$567,530
505	111	2,060	\$190	\$391,400
505	115	1,806	\$190	\$343,140
519	115	2,218	\$190	\$421,420
519	119	2,398	\$180	\$431,640
519	123	2,638	\$200	*\$527,600
519	127	2,579	\$190	\$490,010
		891	OUTDOOR STORAGE COMPOUNDS	*\$16,000 each

\* LEASED—INVESTMENT OPPORTUNITY

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505 & 519 34 AVE S.E. CALGARY AB

PROPERTY DETAILS

CEILING HEIGHT: 15 ft to 16 ft ±  
DOORS: 12 x 14 drive-in (some bays have 2 drive in doors)  
ELECTRICAL: 100 amp (TBV)  
RENT: \$10.00-\$12.00 per sq ft (a portion of rent may be applied to purchase)  
OPERATING COSTS: \$3.45 per sq ft for 2010  
BUDGETED CONDO FEES: \$1.85 per sq ft plus Property Taxes TBD

Building restoration and site improvements completed September 2010.

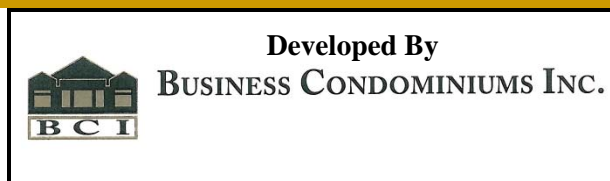
**Purchaser may occupy immediately under lease until closing of Condo Sale.**

Improvements include; new metal cladding and flashing, repair of masonry, new exterior lights, exterior paint, new roof, new windows and doors. Recently completed; new storm sewers and paving, new sidewalks, new landscaping, new concrete planters, new curbs and curb stops. Ideal building for automotive service, mill shop, paint shop, contractors shop, light manufacturing or storage. Great exposure to high traffic on Dartmouth Road and easy access to Macleod and Blackfoot Trails. Minutes to Downtown. Available Immediately



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