

BUSINESS CONDOMINIUMS

FOR SALE

427 51 AVE SE
CALGARY ALBERTA



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 This property may be withdrawn from the market at any time without notice.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.

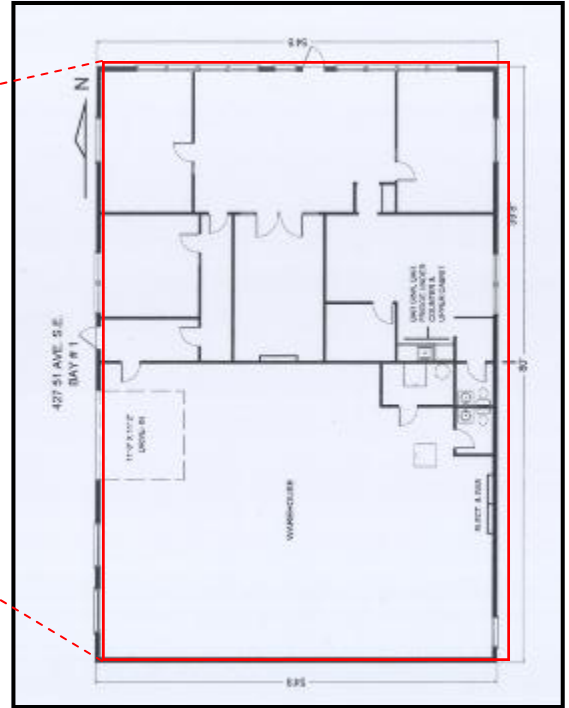
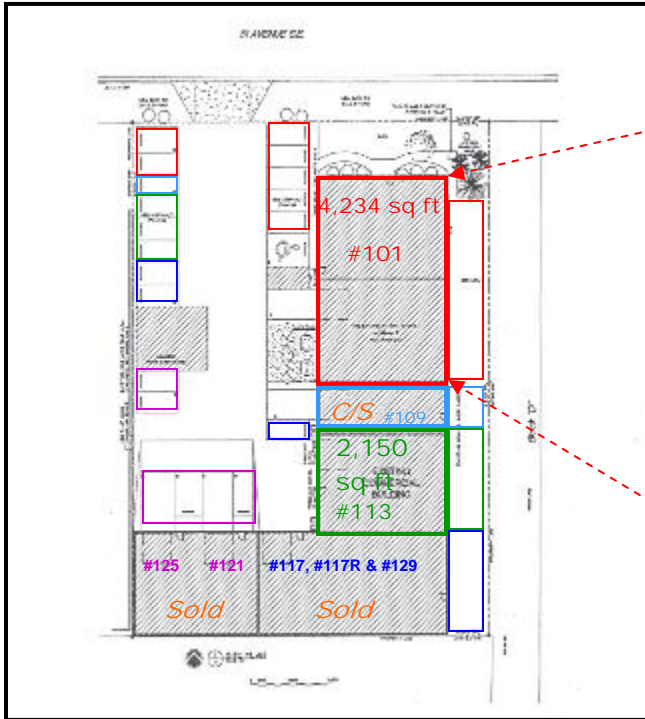
For additional information contact: **BOB VESEY (403) 243-7112**



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

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427 51 AVE SE



UNIT 101: 4,234 Sq Ft - \$931,000.00 (Possession to be negotiated)
UNIT 113: 2,150 Sq Ft - \$430,000.00
SITE: Paved and Landscaped
ZONING: I-G
CEILING HEIGHT: 12.5 Ft (TBV)
DOORS: 3 Drive – in 11.5x11.5
ELECTRICAL: 125 to 225 amp (TBV)
CONDO FEES: \$1.75 per Sq Ft
PROP TAXES: \$1.60 per Sq Ft
REMARKS: Building restoration and site improvements recently completed.

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

Unit 101 (Front unit) of 4,234 Sq Ft is half air conditioned office and half warehouse.

Unit 113 at \$200 per sq ft. Improvements include; new metal cladding and flashing, exterior paint, new exterior lights, new roof, new windows and doors. Site improvements include new storm sewers and paving, new sidewalks, new landscape area in front, new concrete planters, new curbs and curb stops. Excellent location with easy access to Macleod, Blackfoot and Deerfoot Trails. Only minutes to City Centre and Chinook Centre.

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