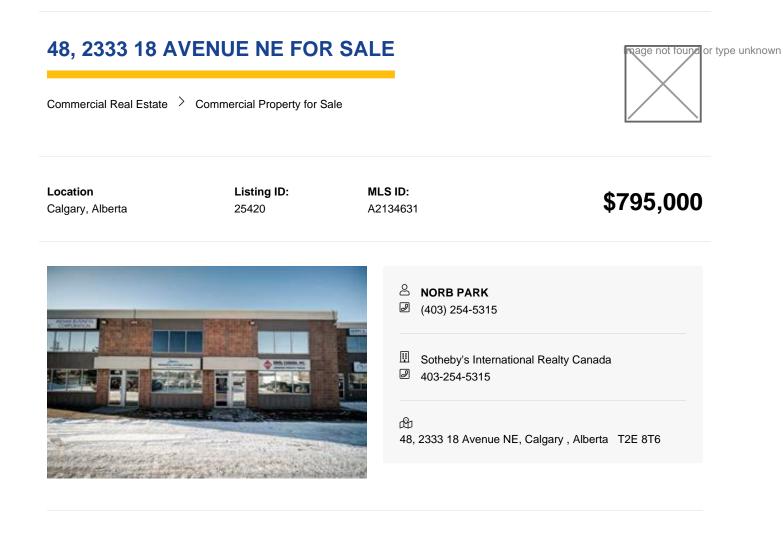


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Transaction Type For Sale

Zoning I-C

Year Built 1996

Property Sub Type Industrial

Building Area (Sq. M.) 265.08

Roof Flat

Access to Property

Airport Nearby,Direct Access,Major Shopping Nearby,Public Transportation Nearby

Reports

Condo/Strata Bylaws,Environmental Phase 1,Environmental Phase 2,Floor Plans,Formal Lease,Title Title Fee Simple

Subdivision South Airways

Structure Type Industrial

Legal Plan 9810658

Parking

Cooling Central Air

Inclusions Office Furniture Days On Market 99

Building Type Commercial Mix,Condo Complex,Low Rise (2-4 stories),Warehouse

Property Type Commercial

Building Area (Sq. Ft.) 2853.30

Construction Type Brick,Wood Frame

Heating Fan Coil,Natural Gas

Restrictions Airspace Restriction,Board Approval,Lease Restriction,Restrictive Covenant,Utility Right Of Way

Excellent condo bay location near Deerfoot and 19 Street intersection in South Airways. Main floor primarily in office with approximately 600 square feet of warehouse currently with 10 foot T Bar ceiling that could be opened to a full 19 foot height and serviced by a 12x10 garage door at grade. Main floor includes, air lock vestibule, reception, three offices, kitchen area, two bathrooms, and larger work area. Upper level has two offices plus a large work area totalling 719 square feet. There is potential to develop additional office space above the warehouse. This is a well managed condominium project with strong reserve fund. Well priced for this quality and location.

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