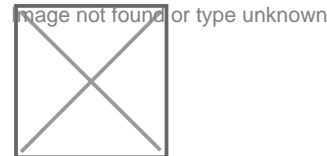


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 119, 4412 9 STREET SE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
30021

**MLS ID:**  
A2207425

**\$437,000**



 **BENNETT EDWARDSON**  
 (403) 973-0238

 Manchester Properties Inc.  
 403-212-5375

 119, 4412 9 Street SE, Calgary , Alberta T2G3C9

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 3	<b>Zoning</b> I-G
<b>Subdivision</b> Highfield	<b>Building Type</b> Condo Complex	<b>Year Built</b> 2023
<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 2411148	<b>Building Area (Sq. Ft.)</b> 1250.00	<b>Building Area (Sq. M.)</b> 116.13
<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister	<b>Reports</b> Condo/Strata Bylaws, Floor Plans, Title

The 'Carbon' is a 1,250 Sq. Ft. Garage Condo in Phase One of Element 42 Garages, a centrally located complex only 10 minutes from downtown. This is one of the last 3 'Carbon' Units available in Phase One. The Element 42 Garages is where luxury meets imagination. This development is thoughtfully designed and built to combine functionality and aesthetics. All units at this condo development are customizable bays that can accommodate secure storage, luxurious sanctuary or entertainment hubs for personal use. The complex has a common area amenity space for entertaining which is outfitted with a kitchen including custom millwork, fridge, dishwasher, microwaves and more. There is also a fully functional interior wash bay for the exclusive use of the unit owners. Each unit has a clear ceiling height of 22.5 feet, sewer connection, 100 Amp Sub Panel, Unit heater, Sprinklered Fire Suppression, toilet rough ins, a 14 ft x 14 ft automatic overhead door in a secured facility with a private gate and 24/7 access for owners. If you are looking for a secure condo bay to store your collection or cars, motorcycles, tools, other valuable items OR just a cool bay in a great location to customize for yourself – the element 42 Garages are ideal for you!

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