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## 145, 4412 9 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale

**Location**

Calgary, Alberta

**Listing ID:**

33891

**MLS ID:**

A2284118

**\$881,250**



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

 Manchester Properties Inc.  
 403-212-5375

 145, 4412 9 Street SE, Calgary , Alberta T2G3C9

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	14	I-G
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
Highfield	Condo Complex	2025
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Warehouse	Commercial	Industrial
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
2411148	2350.00	218.32
<b>Access to Property</b>	<b>Inclusions</b>	<b>Restrictions</b>
Accessible to Major Traffic Route	N/A	Call Lister

#### Reports

Building Plans, Condo/Strata Bylaws

The last "Iron" unit available at Element 42 Garages. The 'Iron' is a 2,350 Sq. Ft. Garage Condo in phase two of Element 42 Garages, a centrally located complex only 10 minutes from downtown. This unit is in the South end of the complex which provides enhanced natural lighting with south facing windows on the exterior wall. The Element 42 Garages is where luxury meets imagination. This development is thoughtfully designed and built to combine passive building construction, functionality, security and aesthetics. All units at this condo development are customizable bays that can accommodate secure storage, luxurious sanctuary ,entertainment hubs for personal use . subject to condo board approval some business may be permitted to operate from the facility (subject to condo bylaws). 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 features a clear ceiling height of 22.5 feet, Sprinklered Fire Suppression, a 14 ft x 14 ft electric overhead door, sewer connection, water connection, 100 Amp Sub Panel, Unit heater, exterior windows for natural light in a secured facility with an electric gate exclusive for the owners 24/7 access. If you are looking for a secure condo bay to store your collection or cars, motorcycles, tools, other valuable items, select small business activities in a secure location, 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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