

# S A L E / L E A S E

101, 4116-64 Avenue SE  
FOOTHILLS INDUSTRIAL PARK



2,732 sq. ft. Condo Warehouse drive in bay

## Highlights...

- ✓ Accessible location just off Barlow Trail & 61 Avenue SE, proximity to major traffic corridors
- ✓ Professionally managed complex
- ✓ Clean unit
- ✓ Fully developed on 2 levels
- ✓ Bonus mezzanine storage in warehouse

**CENTURY 21 Bamber Realty Ltd.**

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**Retail, Industrial, Investment Sales & Leasing**

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## Drive in warehouse with Office on 2 levels

<b>ADDRESS:</b>	101, 4116 -64th Avenue SE Calgary, Alberta
<b>LEGAL DESCRIPTION:</b>	Condominium Plan 8010104 Unit 6
<b>ZONING:</b>	I-G Industrial General, Bylaw IP2007
<b>YEAR BUILT:</b>	1978
<b>PROPERTY TAXES 2023:</b>	\$9,845.36 per annum / \$3.60 per sq. ft. per annum
<b>CONDO FEES 2020:</b>	\$ 707.05 per month / \$3.10per sq. ft. per annum
<b>TOTAL OPERATING COSTS:</b>	(2023) \$6.70 per sq. ft. per annum / \$1,527.49 per month, plus management @ 5% of net rent
<b>SURVEY OF AREAS:</b>	Main floor Office and Warehouse 2,023 sq ft 2nd floor Office 708.7 sq. ft., Mezzanine storage 488.3 sq. ft. Total Gross Rentable Area (Excludes Mezzanine Storage) 2,732 sq ft
<b>REGISTERED SIZE:</b>	245.62 sq. meters. / 2,643.85 sq. ft.
<b>DESCRIPTION:</b>	Fully developed clean Warehouse bay with office improvements on 2 levels. Main floor contains, large reception and open office area, washroom, balance open warehouse and mezzanine storage, 2nd floor contains large open office area and washroom.
<b>CEILING HEIGHT:</b>	8' clear in office, 18'5" clear in warehouse
<b>ELECTRICAL:</b>	200 amp, 4 wire, 3 phase. TBV
<b>LOADING:</b>	12' x 14' rear overhead drive in door
<b>PARKING:</b>	2 front stalls and 1 visitor parking stall per bay
<b>MECHANICAL:</b>	Gas fired forced air furnace, suspended gas fired heater in Warehouse, 2 washrooms
<b>NET RETAL RATE:</b>	Starting at \$12.00 per sq. ft. per annum
<b>ASKING PRICE:</b>	\$ 567,500 / \$ 207.72 per sq. ft.
<b>COMMENTS:</b>	Excellent Sale or Lease opportunity, Clean fully developed unit including bonus warehouse mezzanine storage and 2nd floor office with separate stairwell. Strategic location just off Barlow trail and 40 St SE provides quick access to all major traffic corridors in area.

**NOTE:** the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Purchaser/Tenant and does not form part of any future agreement. This property may be withdrawn from the market at any time without further notice.

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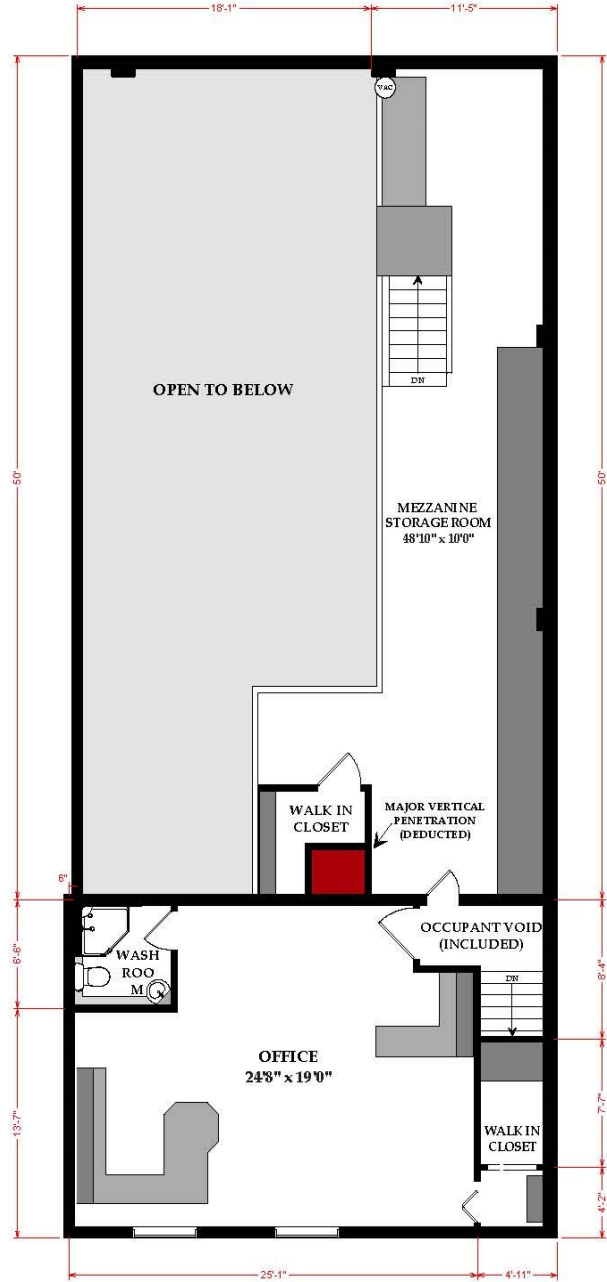
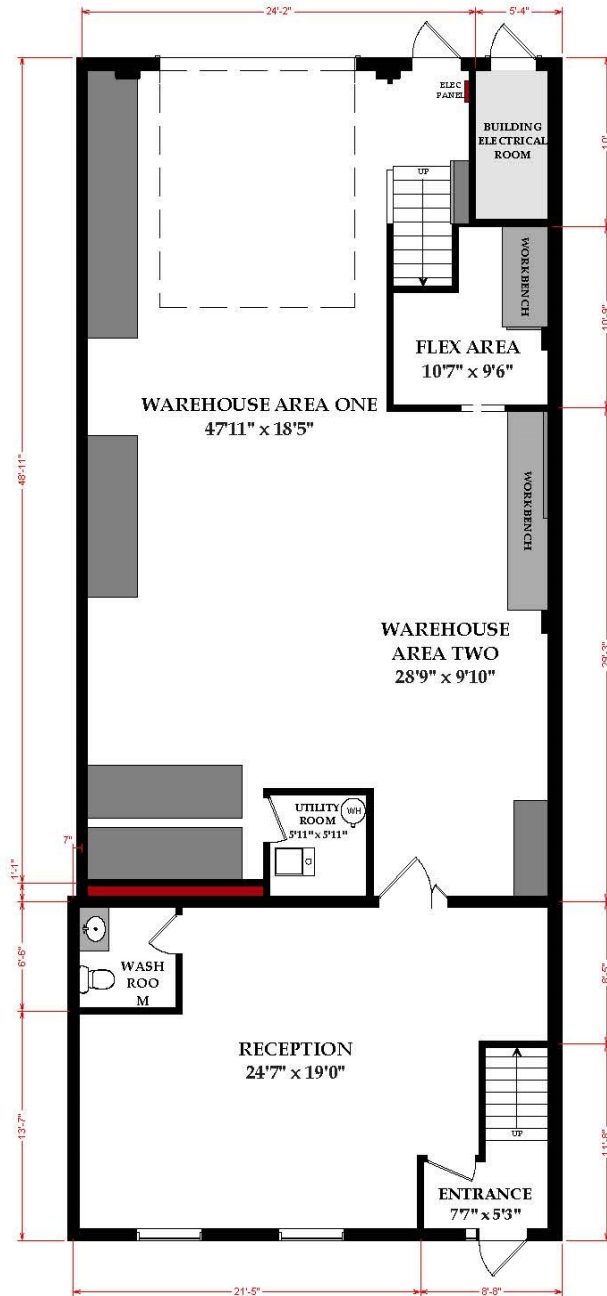


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**RENTABLE EXCLUSIONS**  
 MAJOR VERTICAL PENETRATION (MEZZANINE LEVEL) - 14 Sq.Ft. / 1.3 m2

**GROSS RENTABLE AREA SUMMARY**  
 MAIN LEVEL GROSS RENTABLE AREA - 2023 Sq.Ft. / 187.9 m2  
 MEZZANINE GROSS RENTABLE AREA - 1197 Sq.Ft. / 111.2 m2  
 TOTAL UNIT GROSS RENTABLE AREA - 3220 Sq.Ft. / 299.1 m2

DATE COMPLETED: OCTOBER 5 2023  
 PROPERTY TYPE: INDUSTRIAL  
 CUSTOMER: PAUL LOUITT // CENTURY 21 BAMBER



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