

# FOR SALE

## MANCHESTER CONDOMINIUMS EXCELLENT OWNER USER / INVESTMENT UNIT



**Rare 2,167 sq. ft. Dock Loading Bay**

### Highlights...

- ✓ **Professionally managed building**
- ✓ **Fronting onto Blackfoot Trail accessed from 58th Avenue SE**
- ✓ **Accessible South Central location provides quick access major traffic corridors**
- ✓ **Rare small bay with Dock Loading and front showroom office**
- ✓ **Excellent opportunity for an owner user occupied by a month to month Tenant**
- ✓ **Developed front reception showroom and offices balance open warehouse**

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

# F O R S A L E

## Dock Loading warehouse

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<b>ADDRESS:</b>	<b>Manchester Condominiums</b> 6161 - 6 Street SE, Calgary, Alberta (Legal Unit 9)
<b>LEGAL DESCRIPTION:</b>	Condominium Plan 0214191 Legal Unit 9 and 652 undivided Ten Thousandth shares in the common property excepting thereout all mines and minerals
<b>YEAR BUILT:</b>	1972
<b>ZONING:</b>	I- G Industrial General IP2007
<b>REGISTERED SIZE:</b>	Unit 9, 201.3 square meters / 2,167 square feet.
<b>DIMENSIONS:</b>	Approximately . 23' x 95'
<b>PROPERTY TAXES:</b>	(2025) Unit 9, \$11,949.63 per annum or \$5.51 per sq. ft.
<b>CONDO FEES:</b>	(2024) Unit 9 \$608.10 per month or \$3.36 per sq. ft.
<b>CEILING HEIGHT:</b>	9' in office and 13'9" clear in warehouse
<b>ELECTRICAL SERVICE:</b>	225 amp, 240 volts 3 Phase 4 Wire
<b>LOADING:</b>	1- 8' X 10' dock loading door with good rear loading area
<b>PARKING:</b>	TBC 3 stalls in front parking area per unit
<b>DESCRIPTION:</b>	Front area developed into large reception showroom, 2 private office, male and female washrooms, storage room, balance of space in open warehouse. Prime south central location with exposure to Blackfoot Trail. Rare small bay with dock loading, fronting onto Blackfoot Trail just off 58th Avenue minutes from Glenmore and Deerfoot Trail providing access to major transportation corridors. Currently occupied by a Month to Month Tenant.
<b>LOADING:</b>	10' x 8' dock height door
<b>MECHANICAL:</b>	Forced air furnace with chiller in office and gas fired suspended unit in Warehouse, 2 washrooms
<b>PRICE:</b>	\$615,000

**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 and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.

# F O R S A L E



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