



**Price Reduced**



**NAI Advent**

ADVENT COMMERCIAL REAL ESTATE CORP.

# Industrial Condo Bay

Owner-User Opportunity | Unit #2111, 4416 64 Ave SE, Calgary, AB T2C 2B3

## PROPERTY HIGHLIGHTS

- Fully improved industrial condo totaling  $\pm 6,357$  SF, offering a well-balanced mix of high-quality office build-out and functional warehouse space
- Extensive office build-out
  - $\pm 2,089$  SF Main floor office including reception, a mix of private offices and partitioned workstation areas, staff kitchen, server room and two washrooms.
  - $\pm 1,100$  SF second floor office plus  $\pm 990$  SF concrete mezzanine, providing additional storage, private offices, open collaborative space, and a boardroom
- $\pm 2,178$  SF Warehouse area with rear-grade loading.
- Large marshaling area at rear of the bay.
- Located in the established Foothills Industrial Park, Calgary's premier SE industrial corridor
- General industrial zoning allows for a wide range of uses: warehousing, light manufacturing, automotive, training facilities, and other general industrial operations
- Functional layout ideal for businesses needing both administrative space and warehouse operations under one roof
- Situated within a professionally managed complex with good access to Glenmore Trail, Deerfoot Trail, and Stoney Trail

**FOR SALE**

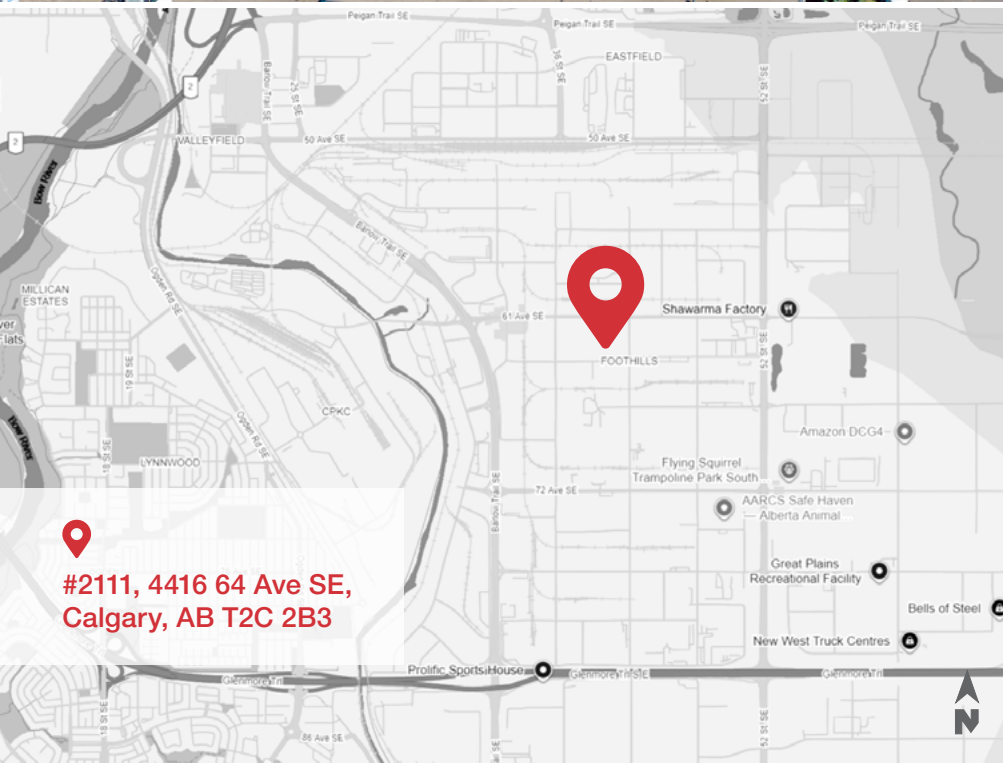
**$\pm 6,357$  SF**

**INDUSTRIAL CONDO**

3633 8 St SE, Calgary, AB T2G 3A5

403 984 9800

[naiadvent.com](http://naiadvent.com)



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Calgary, AB T2C 2B3**

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## ABOUT THE PROPERTY

LEGAL ADDRESS	Plan: 0910386; Lot: Unit 15
COMMUNITY	Foothills
YEAR BUILT	2009
UNIT SIZE	±6,357 SF
OFFICE SIZE	Main floor — ±2,089 SF Second floor — ±1,100 SF
WAREHOUSE SIZE	±2,178 SF
CONCRETE MEZZANINE	±990 SF
CEILING HEIGHT	22'
POWER	200 Amp
LOADING	1 - Drive-in Door (12'x14')
ZONING	I-G (Industrial - General)
PROPERTY TAX	\$21,595.08 (2026)
CONDO FEES	\$615.84 per month
SALE PRICE	\$1,790,000 \$1,595,000
OCCUPANCY	Negotiable (90 Days notice)

For more information,  
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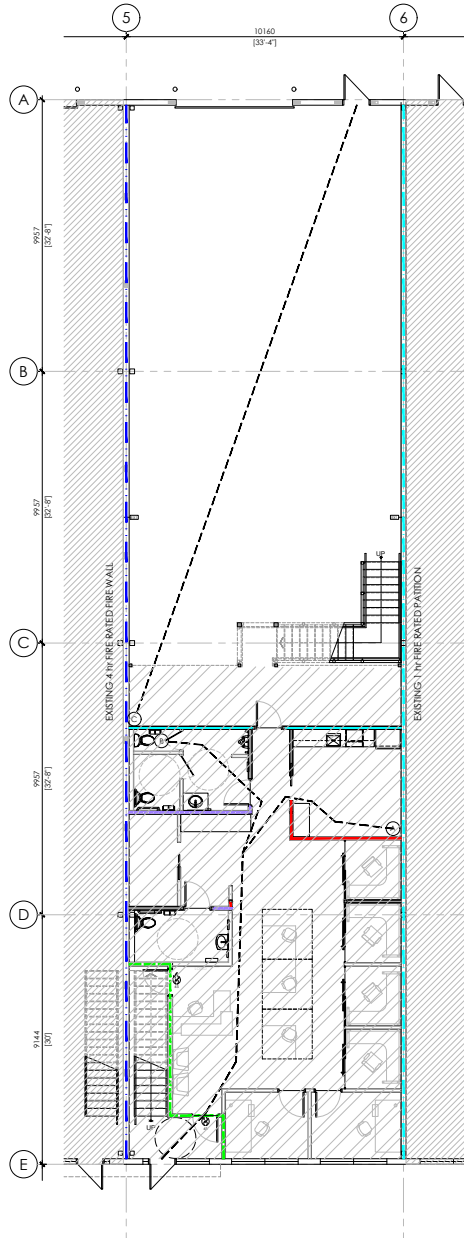
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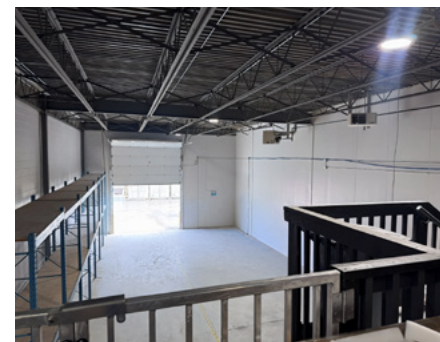
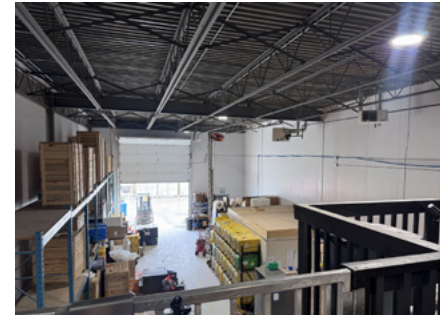
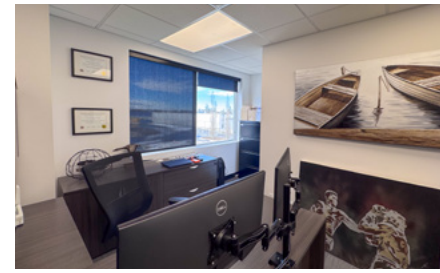
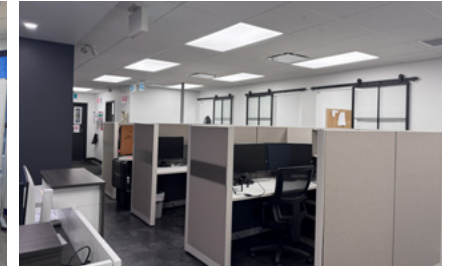
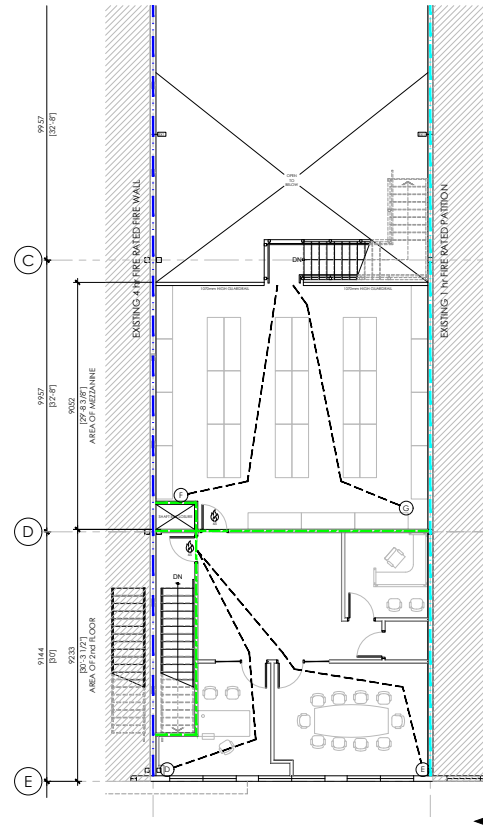
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**PROPERTY FLOOR PLANS**

**MAIN FLOOR**



**SECOND FLOOR / MEZZANINE**





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