

# FOR SALE OR LEASE

7060 Farrell Road SE, Calgary  
THREE INDUSTRIAL CONDO BAYS



## TOTAL AVAILABLE AREA:

Office: 3,228 sq.ft. (approx.)  
Warehouse: 4,842 sq.ft. (approx.)  
TOTAL: 8,033 sq.ft.  
\*Additional Wood Mezzanines

PURCHASE PRICE: \$1,582,501 (\$197 per square foot)

NET LEASE RATE: \$13.50 per square foot per annum

OP. COSTS: TOTAL: \$7.28 per sq.ft. (for 2018)  
Property Taxes: \$4.22 per sq.ft. (for 2018)  
Condo Fees: \$2.24 per sq.ft. (for 2018)  
Reserve Fund: \$0.82 per sq.ft. (for 2018)

DISTRICT: Fairview Industrial

ZONING: DC 1Z2005 (I-2 General Light Industrial)  
(Plus medical clinic, personal service business, and retail stores)

## LOADING:

One 12' x 10' drive-in doors  
Two 10' x 10' drive-in doors

## CEILING HEIGHT:

13' clear

## YEAR BUILT:

1968

## ELECTRICAL:

260 amp, 120/208 volt, 3 phase service (TBV)

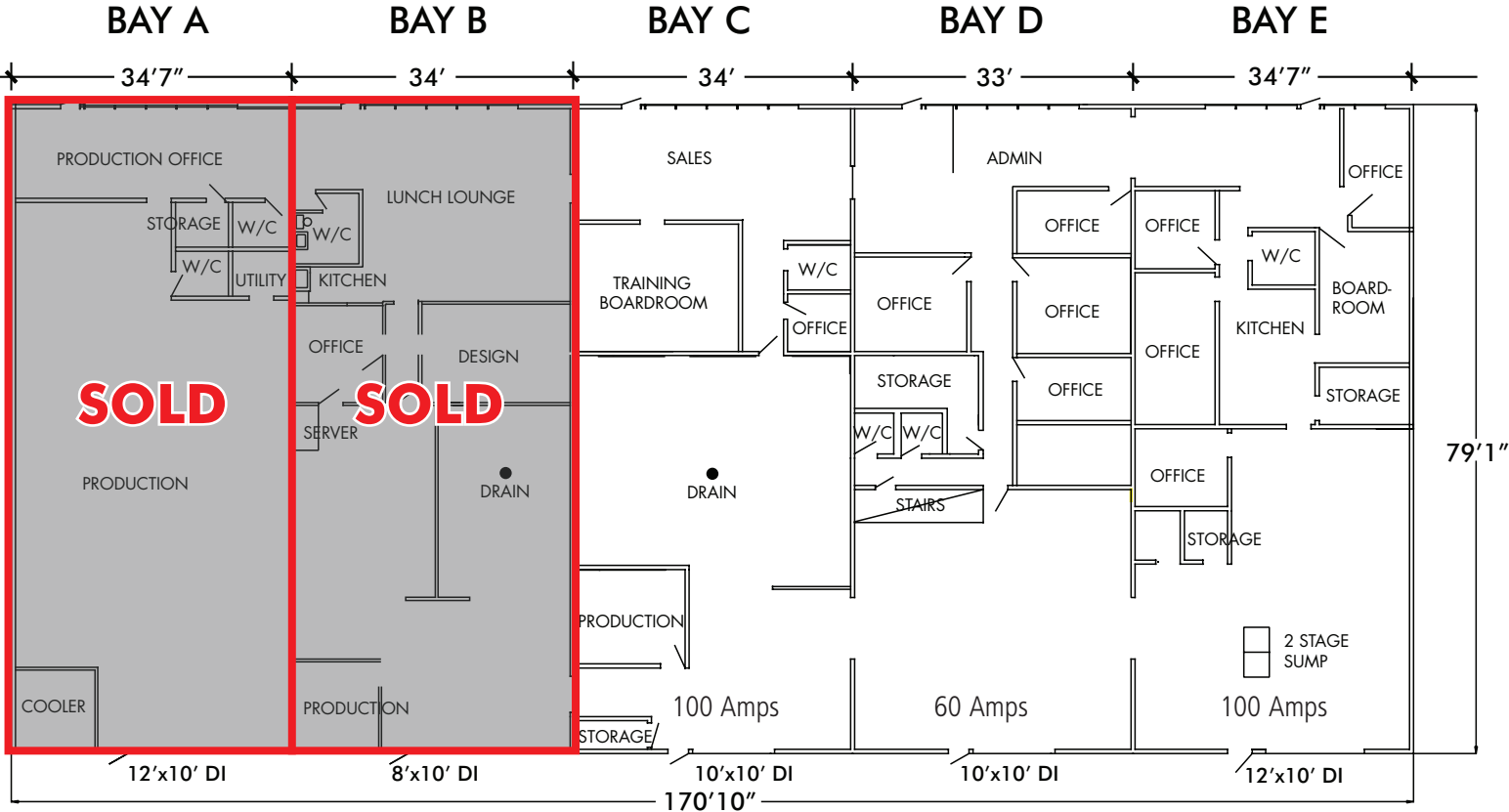
## AVAILABLE:

Immediate

## COMMENTS:

- New roof installed in 2016
- Titles are on in 3 condo units
- 11 front parking stalls plus rear parking
- Extensive office buildout in place
- Gas Fired Unit Heaters in Warehouse
- Excellent central market location

# FLOOR PLAN



<del>-2,731 sq.ft.</del>	<del>-2,686 sq.ft.</del>	2,686 sq.ft.	2,607 sq.ft.	2,731 sq.ft.
<del>-\$546,200</del>	<del>-\$537,200</del>	\$537,200	\$521,400	\$546,200



RECEPTION- BAY C



WAREHOUSE - BAY C



# PHOTOS

TRAINING - BAY C



SALES - BAY C



ADMIN - BAY D





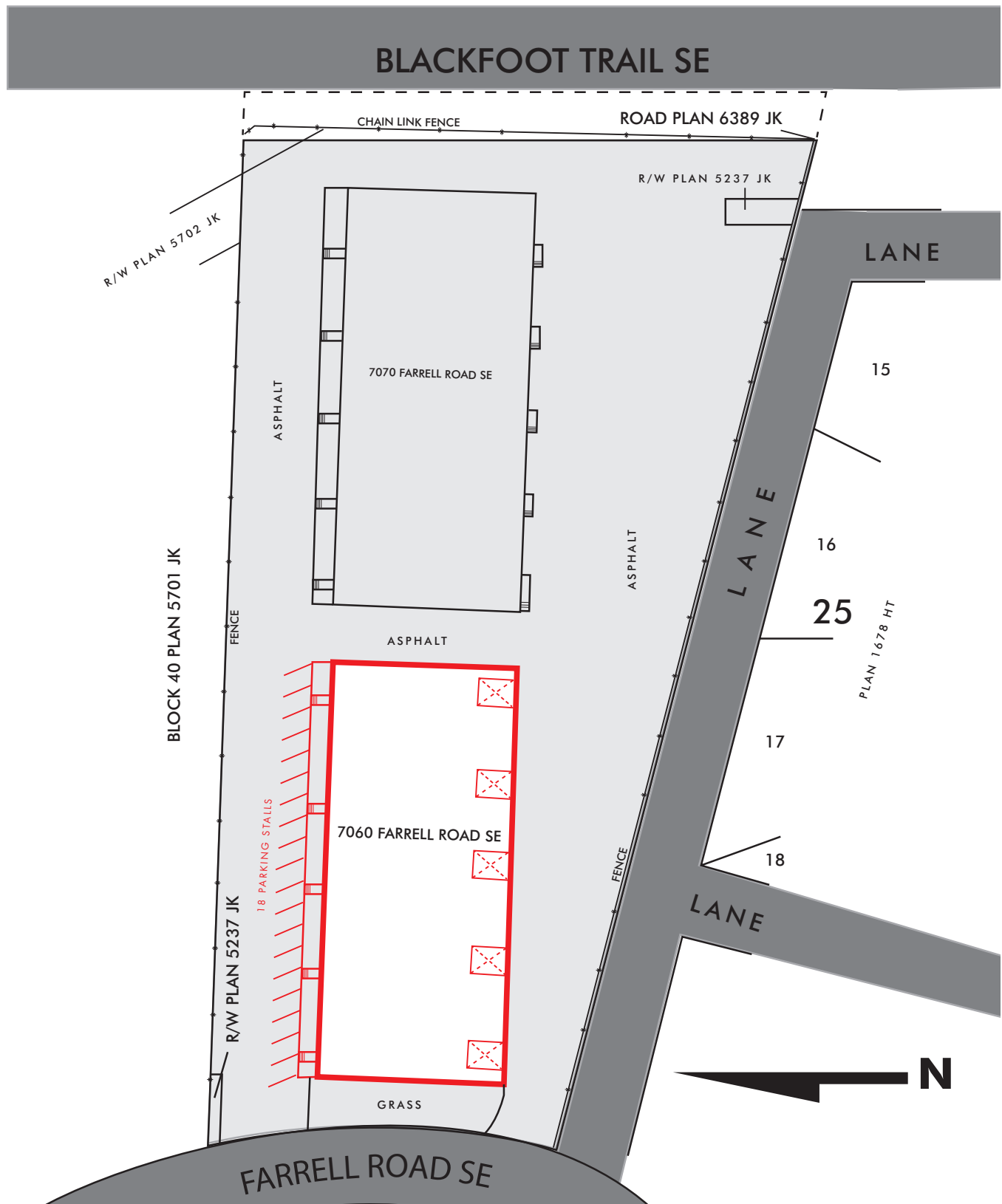
PHOTOS



LOADING

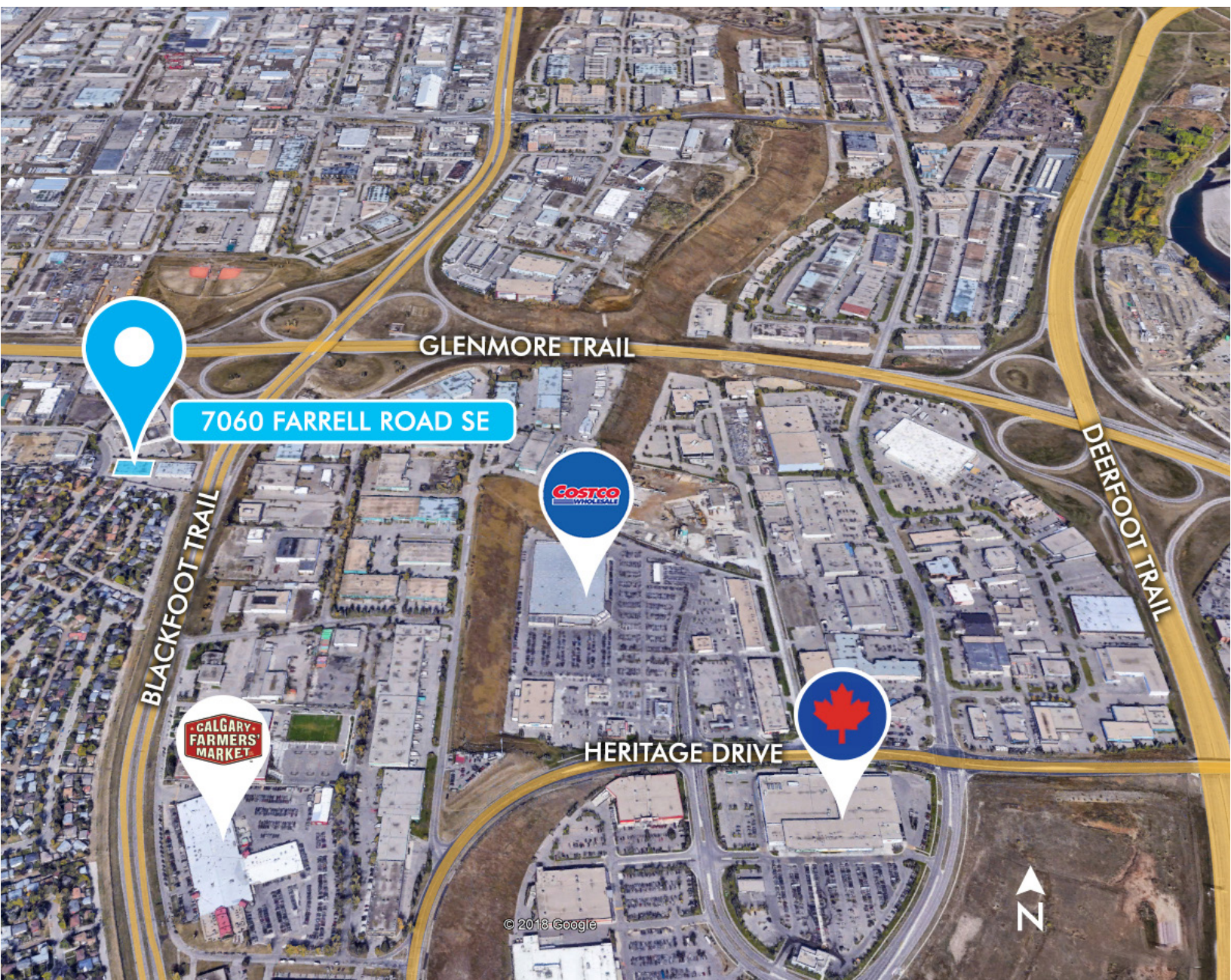


# SITE PLAN





# LOCATION



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



**LOCAL  
EXPERTISE  
MATTERS**

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:  
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