

122, 10615 48 Street SE
Calgary, Alberta

MLS # A2130062

\$895,000



**OFFICE/WAREHOUSE
CONDO FOR SALE**
10615 48th Street SE, Calgary



Division: Shepard Industrial

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,482 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

****Now Available For Lease **PRICE REDUCED \$895,000 (\$199 psf)**Now offered as vacant with 30 days notice** **Warehouse Condo in East Lake Industrial Park For Sale **10615 48th Street SE, Calgary **Available for sale **±4,482 sq. ft. Unit 122 **Office: ±1,129 sq. ft. (main fl.); ±1,129 sq. ft. (second fl) **Warehouse: ±2,224 sq. ft. **Loading: 1 (14’ x 14’) drive-in door (with overhead garage door opener) **Ceiling Height: 22’ **SALE INFORMATION **PROPERTY TAXES: \$19,140 / year **CONDO FEES: \$816.91 / month **ASKING PRICE: \$895,000 **LEASE INFORMATION **AVAILABILITY: Immediate **OP. COSTS & TAXES: \$6.45 / sq. ft. (including condo fees, est.) **Utilities are not included. **LEASE RATE: \$13.50 / sq. ft. (year 1), escalating at \$0.25 / sq. ft. per year thereafter. **No Automotive Use **No Worship Use****