

SALE

Condominium Bays

NE Calgary



Industrial Bays

3800 – 19 Street NE, Calgary, Alberta

- Zoning I-G
- Ideal for pending owner user or income property
- All bays are currently leased with month to month tenants
- Flexible occupancy possible

For more information contact:

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Bay	Dimensions	Mezzanine	Total Space	Price	Property Taxes (2020)	Condo Fees 2020/year
3 & 4	60' x 100'	+ 3,250	9,250 sf	\$998,000	\$27,527.88	\$12,230.66
5	30' x 100'	+ 750	3,750 sf	\$499,000	\$12,725.25	\$6,091.81
6	30' x 100'	+ 2,500	5,500 sf	\$499,000	\$13,024.78	\$6,077.52

Power :	TBV	Loading :	12' x 14' door per bay
Ceiling Height :	20'	Parking :	six stalls per bay
Mechanical :	conventional furnace	Reserve Fund :	Included in condo fees
** Bays can be sold on an individual basis or as a group			



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