JLL SEE A BRIGHTER WAY



For Sale

4550 - 112 Avenue SE

Unit 6, 10 & 14 | Calgary, AB

- Rare condo ownership opportunity with multiple demising options
- Drive-in loading
- Well constructed office space with high office ratio
- Immediate access to Barlow Trail SE, Glenmore Trail, and Deerfoot Trail

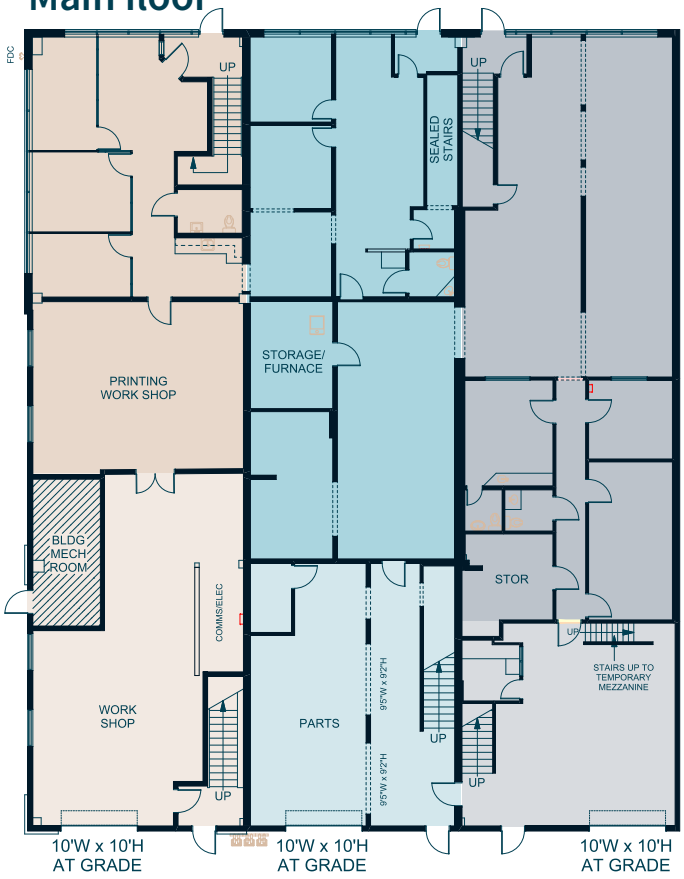

Unit 6
Unit 10
Unit 14



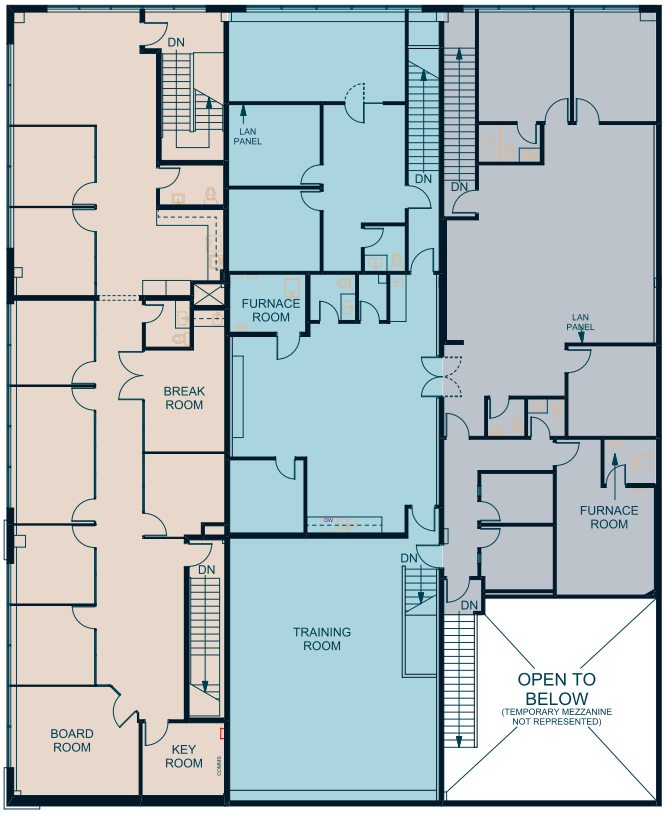


Property
Details

Main floor



Second floor



District
East Shepard Industrial

Zoning
I-G | Industrial General

		Unit 6	Unit 10	Unit 14	Units 6, 10, & 14
Bay Size	Main floor office (SF)	1,693	1,965	2,243	5,902
	Warehouse (SF)	1,153	985	782	2,919
	2nd floor office (SF)	3,048	2,966	2,233	8,247
	Total (SF)	**5,893**	**5,916**	**5,258**	**17,067**
Loading		1 (10' x 10') drive-in door	1 (10' x 10') drive-in door	1 (10' x 10') drive-in door	3 (10' x 10') drive-in doors
Ceiling Height		11'	11'	11'	11'
Property Taxes		$13,466.24	$12,587.73	$11,952.51	$38,006.58
Sale Price		$1,250,000	$995,000	$995,000	$3,240,000
Availability		Q1 2027	Q1 2027	Q1 2027	Q1 2027



Driving Times

Deerfoot Tail (QEII Highway)
4 Mins. | 1.5 km

Stoney Trail (Ring Road)
6 Mins. | 4.5 km

Downtown Calgary
22 Mins. | 17.2 km

Glenmore Trail
5 Mins. | 3.8 km

Trans-Canada Highway
15 Mins. | 15 km

Calgary Int. Airport
25 Mins. | 29.6 km

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