

**BUSINESS CONDOMINIUMS
FROM 4,153 UP TO 11,776 SQ FT**

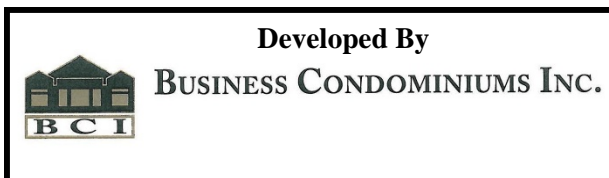
**FOR
SALE**

**931 & 933A
48 AVE SE**



This information has been obtained from a reliable source and is believed to be accurate but is not warranted to be so. This property may be withdrawn from the market at any time without notice. Manchester Properties Inc. represents the interest of the Seller/Landlord of this property and furthermore the owners of Manchester Properties Inc. have an interest in the ownership of this property. Recipients of this information are advised to conduct their own due diligence to determine the accuracy of the information provided. The information provided is subject to change without notice.

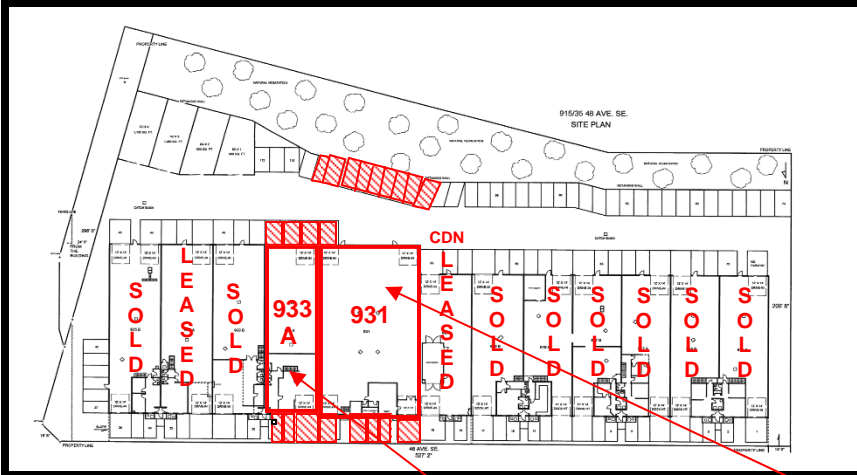
For additional information contact: BOB VESEY (403) 243-7112



3402 8th STREET SE TEL:(403) 243 7112 FAX:(403) 243-6432 EMAIL: bob@bobvesey.com

www.bobvesey.com

931 & 933A 48 AVE SE



48 Ave SE

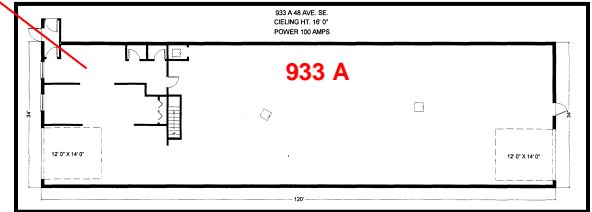
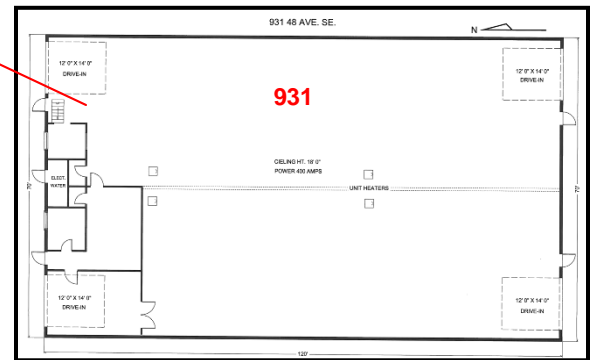
UNIT	SIZE	Price Per Sq. Ft.	Price
931			
Warehouse	8,289 Sq. Ft.	\$174.93	\$1,450,500
Mezzanine	No mezz		
Total	8,289 Sq. Ft.	\$174.93	\$1,450,500
933A			
Warehouse	4,153 Sq. Ft.	\$184.92	\$768,000
Mezzanine	487 Sq. Ft.	No charge	
Total	4,640 Sq. Ft.	\$184.92	\$768,000

Excellent location just off Blackfoot Trail and 46 Ave SE by Shaw GMC. This is an older character building zoned I-G which has been recently restored and renovated with new paved parking lot, new storm sewers and catch basins, restoration of masonry and concrete block, as well as, new windows and doors, new metal cladding, new roof, new OH doors, new awnings, new paint, new exterior lighting, new landscaping with retaining wall at rear. Available with one months notice.

CEILING HEIGHT: 16 Ft TBV
 ELECTRICAL: 100 amp 933A
 200 amp 931
 OH DOORS: 6 12 x14
 Drive In front & rear
 SUMP: yes

PROP TAX : \$2.72/Sq Ft (M/L)

2011 Condo fees budgeted at \$1.85 per Sq Ft.
 Suitable for service businesses, mill shops, light manufacturing, paint shop, contractors shop etc.



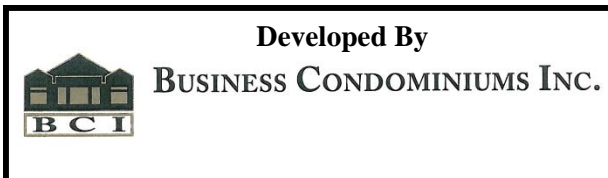
Developer will consider

Lease to Own

Call for Details!

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