

POSSESSION Q4 2023

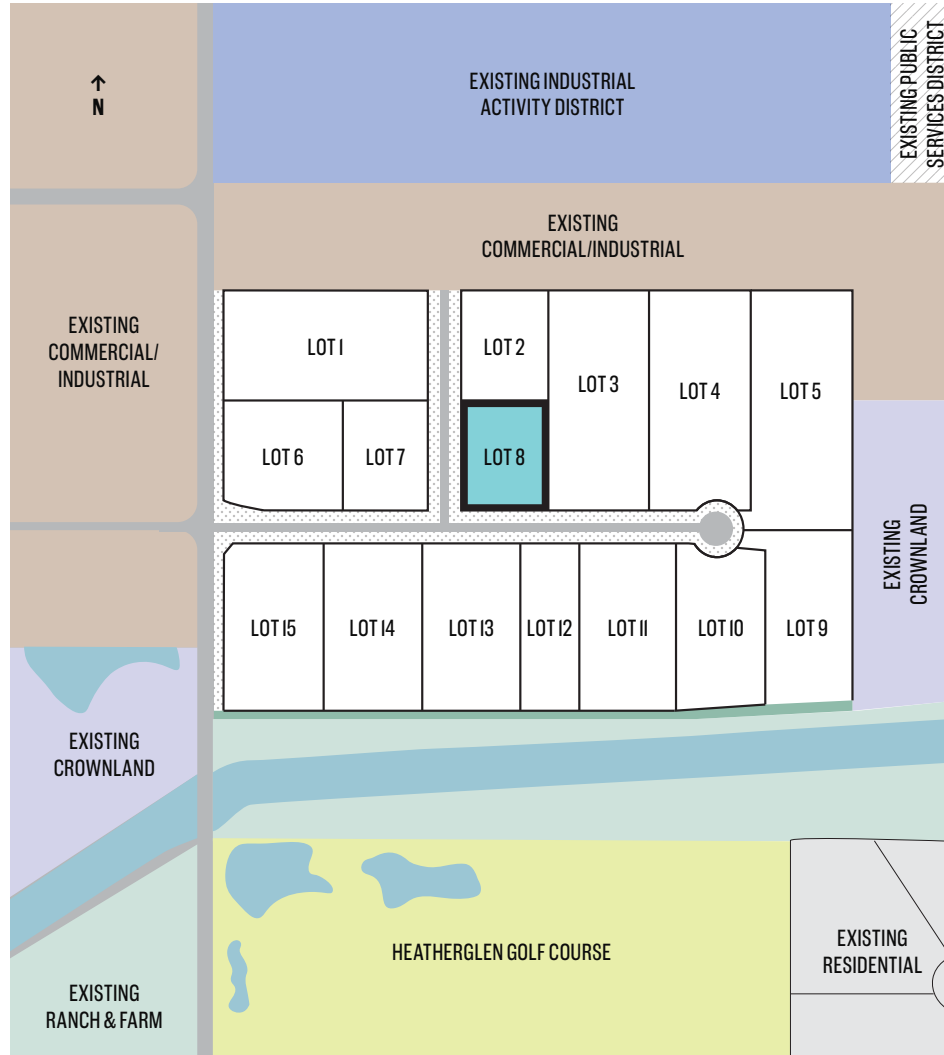


INDUSTRIAL CONDOS FOR SALE

6 HEATHERGLEN CRESCENT
CALGARY, ALBERTA

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SITE PLAN



PROPERTY INFORMATION

LOCATION 6 HEATHERGLEN CRESCENT	CEILING HEIGHT 20' - 21'	FLOOR LOAD 500LBS/SF LIVE LOAD WAREHOUSE FLOOR LOAD CAPACITY	POWER 100A/600V (UPGRADEABLE)
LEGAL DESCRIPTION LOT 8, BLOCK II, 22107006	OFFICE HVAC CAPACITY 14-TON RTU	SPRINKLERED YES	PROPERTY TAXES TBD
AVAILABLE FOR SALE \$255 / SQ. FT.	WAREHOUSE HEATING RADIANT	LIGHTING HIGH EFFICIENCY LED FIXTURES	CONDO FEES TBD
YEAR BUILT NEW BUILD	MEZZANINE STRUCTURAL STEEL DESIGNED FOR 100LBS PSF FLOOR LOAD CAPACITY	LOADING 16' X 16' GRADE DOORS	PARKING RATIO 5 STALLS PER BAY
CONSTRUCTION PRE-CAST CONCRETE			TOTAL PARKING STALLS 50 STALLS

GENERAL INFORMATION

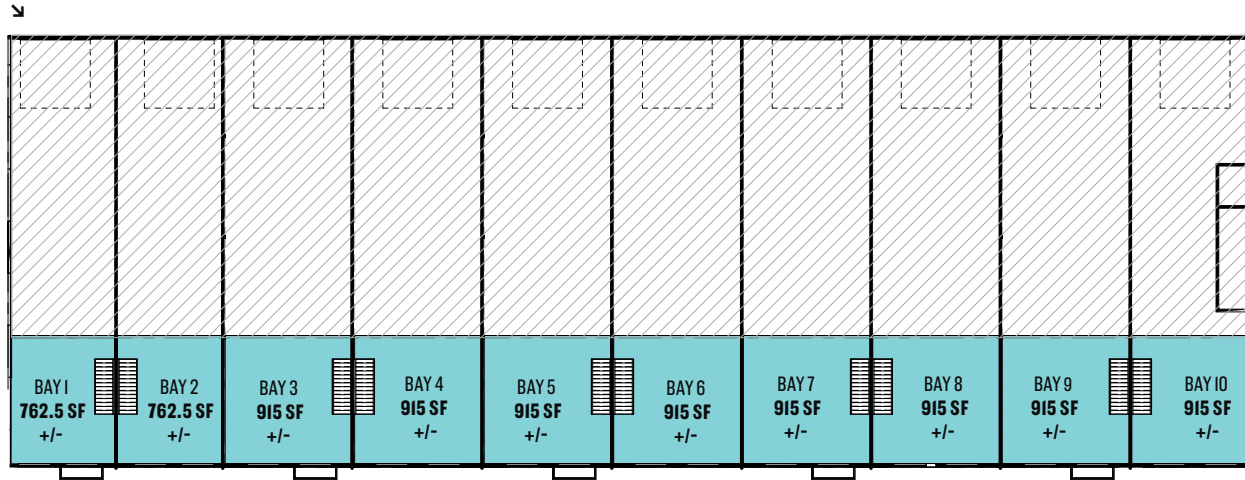
HIGH QUALITY PRE-CAST CONCRETE CONSTRUCTION WITH ELEGANT WINDOW GLAZING.
 IDEALLY LOCATED NEXT TO THE MAIN ARTERIES OF GLENMORE TRAIL AND STONY TRAIL.
 HIGH PARKING RATIO SITE, WITH AMPLE MARSHALLING AREA AT THE REAR OF THE BUILDING.

VISIT US
 300, 525 11TH AVENUE SW
 CALGARY, ALBERTA T2R 0C9

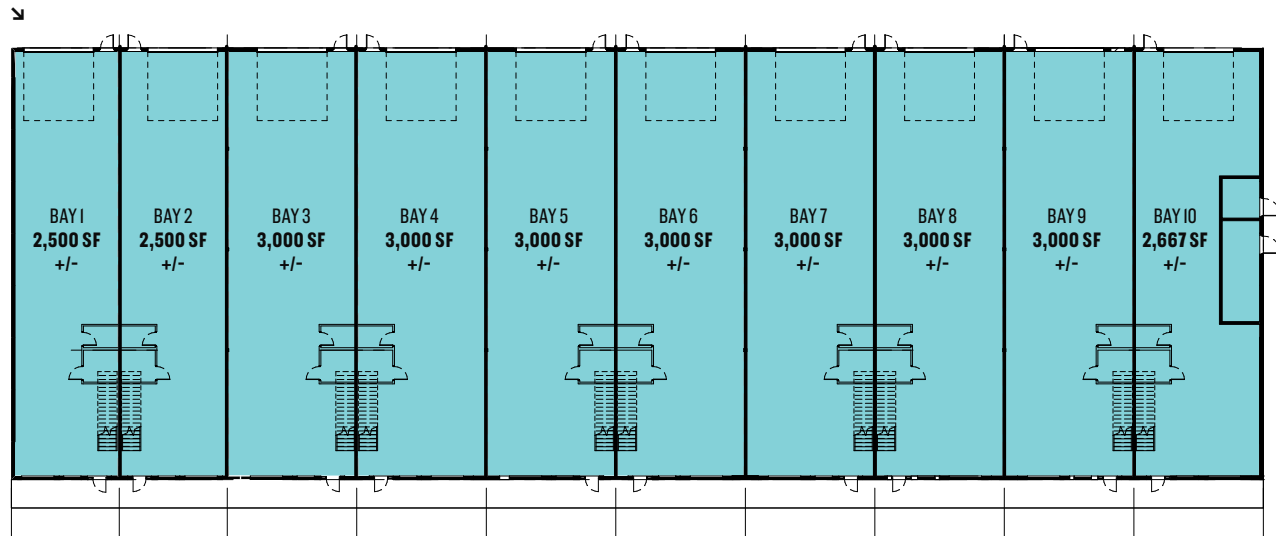
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MEZZANINE FLOOR PLAN



MAIN FLOOR PLAN



PRICING CHART

BAY NUMBER	FOOT PRINT (SQ.FT.)	BONUS MEZ (SQ.FT.)	PRICE
1	2,500	762.5	\$637,500
2	2,500	762.5	\$637,500
3	3,000	915	\$765,000
4	3,000	915	\$765,000
5	3,000	915	\$765,000
6	3,000	915	\$765,000
7	3,000	915	\$765,000
8	3,000	915	\$765,000
9	3,000	915	\$765,000
10	2,667	915	\$680,085

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