

Price Reduction

Colliers



For Sale

±1,485 SF Office/Warehouse Condo

Unit 135, 5065 13th Street SE, Calgary, AB

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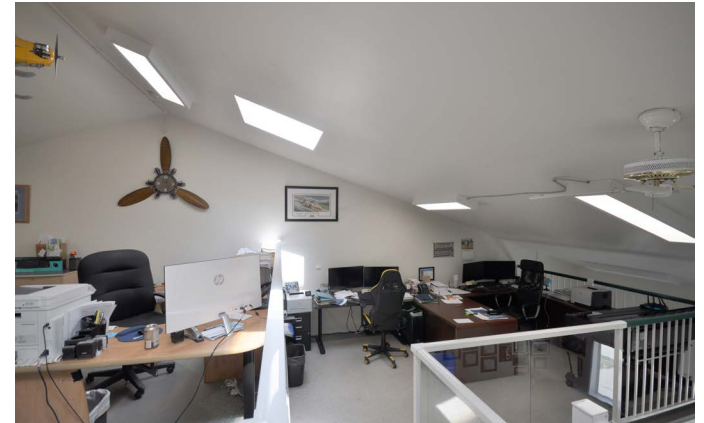
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330, 115 Quarry Park Road SE
Calgary, AB T2C 5G9
www.colliers.com/calgary

Property Overview

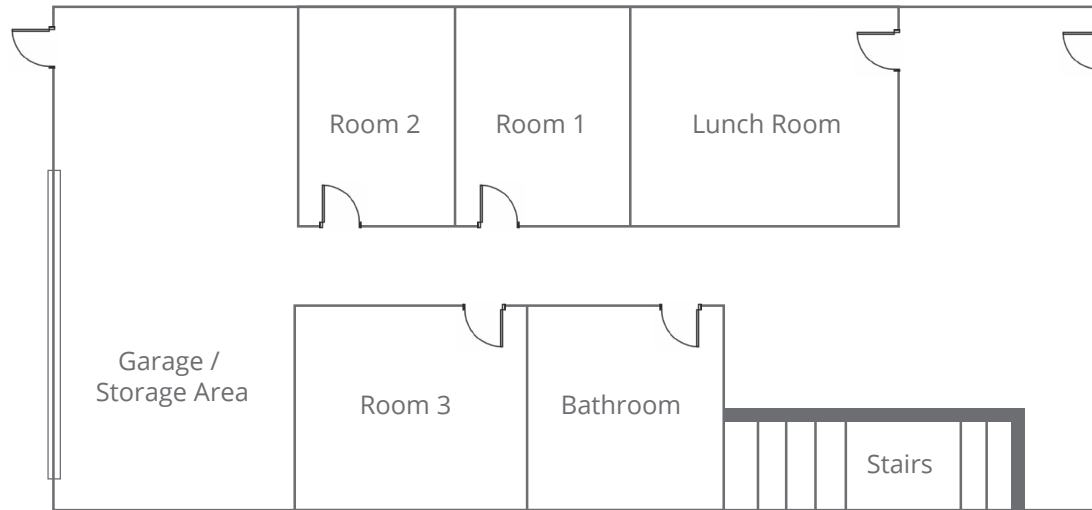
District	Highfield
Zoning	I-G (Industrial General)
Office Area	±1,285 SF
Warehouse Area	±200 SF
Total Area	±1,485 SF
Loading	1 (13' x 8') drive-in door
Power	225 Amps (TBV)
Purchase Price	\$499,000.00 \$465,000.00
Property Taxes (2025)	\$7,388.98
Condo Fees (2026)	\$259.45 /month
Available	Negotiable

Features

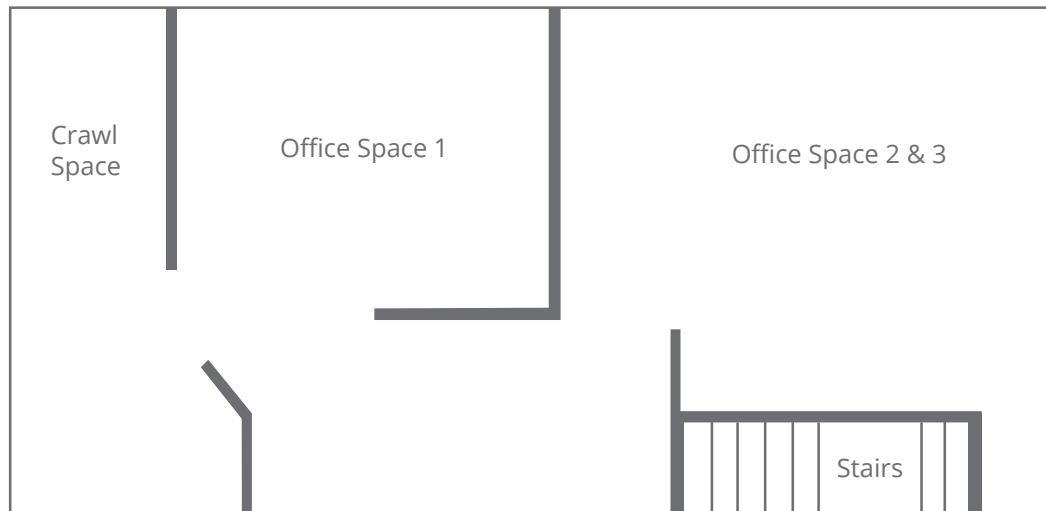
- Bright air-conditioned office space and small warehouse
- Centrally located close to all major amenities
- Well managed condo corporation
- Easy access off Blackfoot Trail and only 10 minutes to downtown



Floor Plan



Main Floor



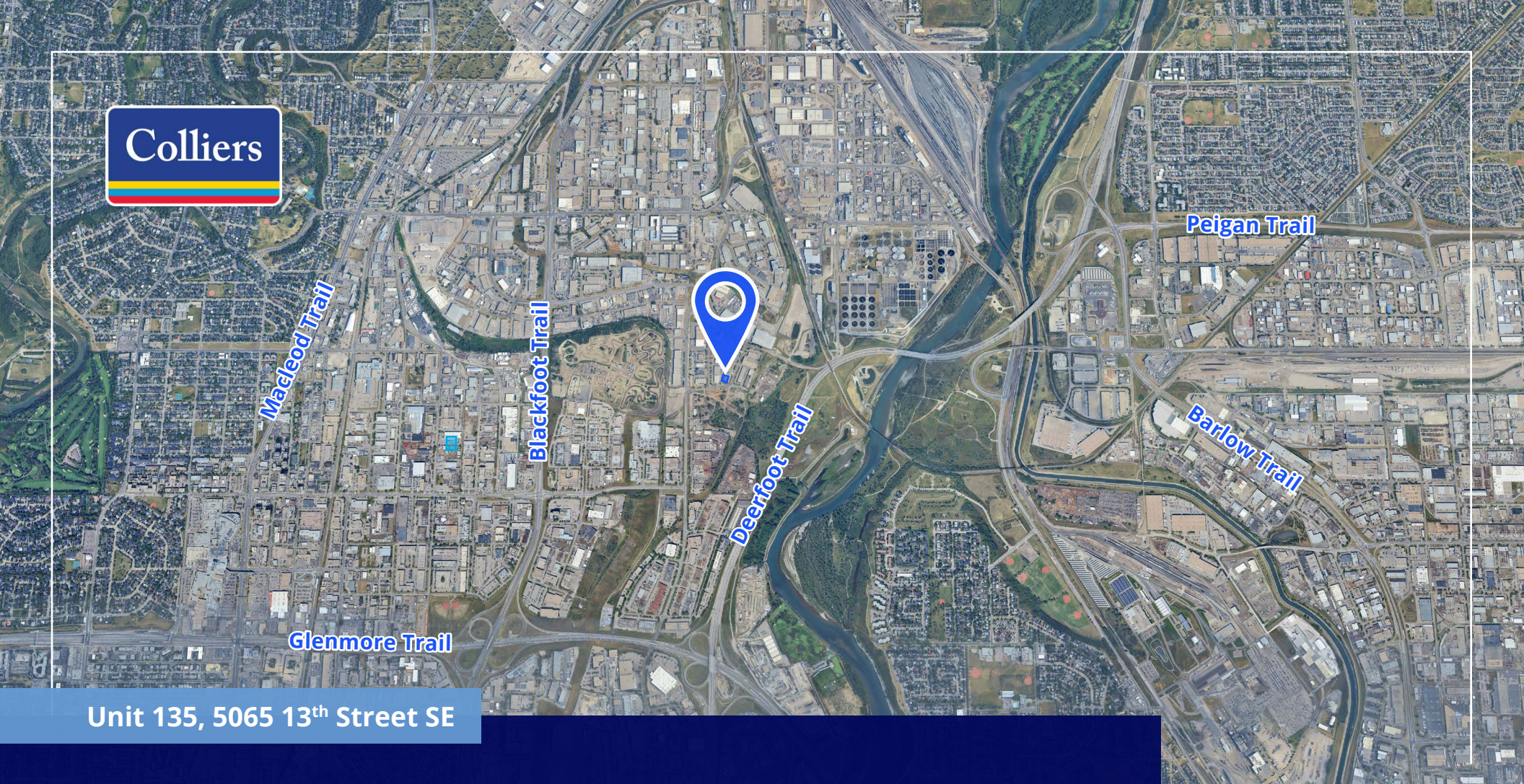
Second Floor

Floorplan is not 100% accurate

Features

- Built out office over two floors
- Quick access to major transportation routes including Glenmore Trail, Blackfoot Trail and Deerfoot Trail

$\pm 1,485$
square feet
available



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